SHERIFF AUCTION

22 May 2025 Thursday, 2.30pm
#13-05 UIC Building, 5 Shenton Way, Singapore 068808

BRIGHTON AVENUE

Serangoon Gardens Estate, District 19

Situated in the Serangoon Gardens estate, off Yio Chu Kang Road, this 2-storey detached house with an attic sits on an elevated plot, providing picturesque views of the neighborhood.

The home has been beautifully renovated and features a practical layout, including a spacious living area, five bedrooms, a guest/granny room, and a helper's room.

Conveniently located near NEX, Heartland Mall, CHIJ Our Lady of Good Counsel, and Rosyth School.

Site area	4,964 sq ft approx.
Floor area	5,123 sq ft approx. excluding car porch of approx. 290 sq ft, subject to final survey
Tenure	**Freehold**
Remarks	Sold with vacant possession on an as-is-where-is basis

Contact us for an exclusive viewing. Click or scan the QR code for more information, pictures and video walkthrough.

9151 9009
Joy Tan
R020840C

9386 6300
Jaime Lim
R013074I

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POINTERS TO NOTE FOR AUCTION BIDDING AT AN AUCTION

Step 1: Viewing the Property

• Viewing arrangements can be made with our Auction Department, with the respective auction team member

Step 2: Conduct Due Diligence

• Buying at an auction is a firm commitment and carries the same legal implications as a signed (exercised) contract in a private treaty sale. In most cases, copies of the Conditions of Sale ("COS") and other relevant legal documents are available before an auction for your prior review
• Do check your eligibility to buy properties prior to auction sale; For example, under the Residential Property Act, a foreign person/company purchasing any landed residential property is required to seek prior approval from Land Dealings (Approval) Unit.
• Interested buyers who require loan financing should consult and inform their bankers on their eligibility requirements prior to the auction

Step 3: Auction Day

• Our auction team will be present before the auction, and prospects should check for any last-minute changes to the COS or clear any other doubts before the auction
• During the auction, indicate each bid to the auctioneer by raising your hand
• All intended purchasers will need to personally be present at the auction

Step 4: Successful Bidders

• Once the property is knocked down, the successful bidder will need to furnish the auction team a copy of your NRIC / passport / company ROC / Power of Attorney for the immediate preparation of the COS
• The Purchaser shall immediately after the Purchaser's bid sign the subjoined Memorandum of Contract, and pay to the Auctioneers, as agent for the Vendor, the sum of SINGAPORE DOLLARS FIFTY THOUSAND (S$50,000.00) ("the Initial Deposit")
• The Purchaser shall within seven (7) days from the date of the Memorandum of Contract pay a sum equal to ten per cent (10%) of the Purchase Price less the Initial Deposit ("the Balance Deposit")
• Payment of the Initial Deposit and the Balance Deposit shall be by way of cashier's orders made in favour of "THE SHERIFF OF SINGAPORE"
• The Scheduled completion date will be 10 weeks
• The purchaser will also receive a duplicate copy of the signed COS on the auction day
• Do inform your solicitor and banker of your purchase(s), so that they can begin to process your loan application and other legal processes

Other Notes

• In some cases, vendors may decide to sell their property before the auction. Do keep in close contact with the auction team for updates.

If you have any queries please contact a member of the auction team. If you are uncertain about what you are buying or have doubts over the process or completing on time, we would advise you not to bid.

On the fall of the Auctioneer's gavel, a binding contract is effected. After this point, there shall be no further changes or negotiation.