



1 bed apartment to buy in PE12

Park Road, Spalding, Lincolnshire, PE12 7EE

£27,000 Starting Bid

H x1 D x1 B x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ One Bedroom First Floor Flat
- ✓ Gas Central Heating
- ✓ Shared Courtyard
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

MERCHANT MEWS BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. This property will be legally prepared enabling any interest buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. One bedroom first floor flat in central town location with shared rear courtyard. For sale with tenant in situ. Current rent £470pcm.

AUCTIONEERS ADDITIONAL COMMENTS Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 93

Annual Ground Rent Amount: £150.00

Price: Starting Bid £27,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

ACCOMMODATION

5.17m x 0.90m (16'11" x 2'11")

Enter the property through the communal entrance door leading to the staircase up to the first floor landing with private entrance door leading into:

RECEPTION HALL

5.17m x 0.90m (16'11" x 2'11")

Central heating radiator, 2 ceiling lights, timer control unit, doors arranged off to:

BEDROOM

3.05m x 2.87m (10'0" x 9'4")

SHOWER ROOM

2.97m x 1.44m (9'8" x 4'8")

Shower cabinet with fitted shower, low level WC, pedestal wash hand basin, automatic extractor fan, ceiling light, radiator.

BREAKFAST KITCHEN

2.95m x 2.16m (9'8" x 7'1")

Wall mounted gas fired central heating boiler, roll edged worktops, base cupboards and drawers, single drainer stainless steel sink unit, electric oven and hob, plumbing and space for washing machine, intermediate wall tiling, eye level wall cupboards, textured ceiling, ceiling light, radiator, side window.

LOUNGE

3.91m x 3.50m (12'9" x 11'5")

Radiator, window to the front elevation, textured ceiling, ceiling light.

EXTERIOR

The property is approached through a passageway and communal entrance door. There is a communal seating area and concreted shared yard to the rear.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Park Road, Spalding, Lincolnshire, PE12 7EE

Contact your local branch today for more information on this property:

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