

1 bed flat to buy in PE21

Tattershall Road, Boston, Lincolnshire, PE21 9JG

£35,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts'
- Ground floor one bedroom flat
- Lounge & dining kitchen
- EPC Rating E

Key Information

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

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested 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. SUITABLE FOR CASH BUYERS ONLY.

Ideal for investment buyers. Being sold with tenant in-situ with a current rent of £615 per calendar month or £7,380 per annum giving a potential gross yield well in excess of 15%. A ground floor flat with an allocated parking space and within walking distance to Boston Town Centre. Having accommodation comprising: entrance hall, lounge, dining kitchen, bedroom and bathroom.

ACCOMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having electric heater and built-in storage cupboard

and further built-in airing cupboard housing hot

water cylinder with fitted electric immersion heater.

LOUNGE

4.1m x 5.2m

Having windows to front & side elevations, coved &

textured ceiling, two electric heaters and dado rail.

DINING KITCHEN

3.5m x 3.5m

Having window to side elevation, electric heater and tile effect vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards & shelving over. Work surface return with inset electric hob, integrated electric oven & cupboards under, stainless steel cooker hood over.

BEDROOM

3.3m x 3.5m

Having window to side elevation and electric heater.

BATHROOM

Having wall mounted electric heated towel rail, vinyl flooring, tiled splashbacks, extractor, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.

EXTERIOR

The property has an allocated parking space to the rear.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters.

The current council tax is band A. We are advised

that there is ground rent payable at £50 per year and

a service charge of £540 per year which is reviewed

every January. There are approximately 60 years

left on the lease.

AUCTIONEERS 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.

ADDITIONAL AUCTIONEERS COMMENTS

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.

ADDITIONAL AUCTIONEERS COMMENTS

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. 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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale.

ADDITIONAL AUCTIONEER COMMENTS

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: 60

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £540.00

Price: Starting Bid £35,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

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: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

ACCOMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having electric heater and built-in storage cupboard and further built-in airing cupboard housing hot water cylinder with fitted electric immersion heater.

LOUNGE

3.50m x 3.50m (11'5" x 11'5")

Having window to side elevation, electric heater and tile effect vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards & shelving over. Work surface return with inset electric hob, integrated electric oven & cupboards under, stainless steel cooker hood over.

BEDROOM

3.30m x 3.50m (10'9" x 11'5")

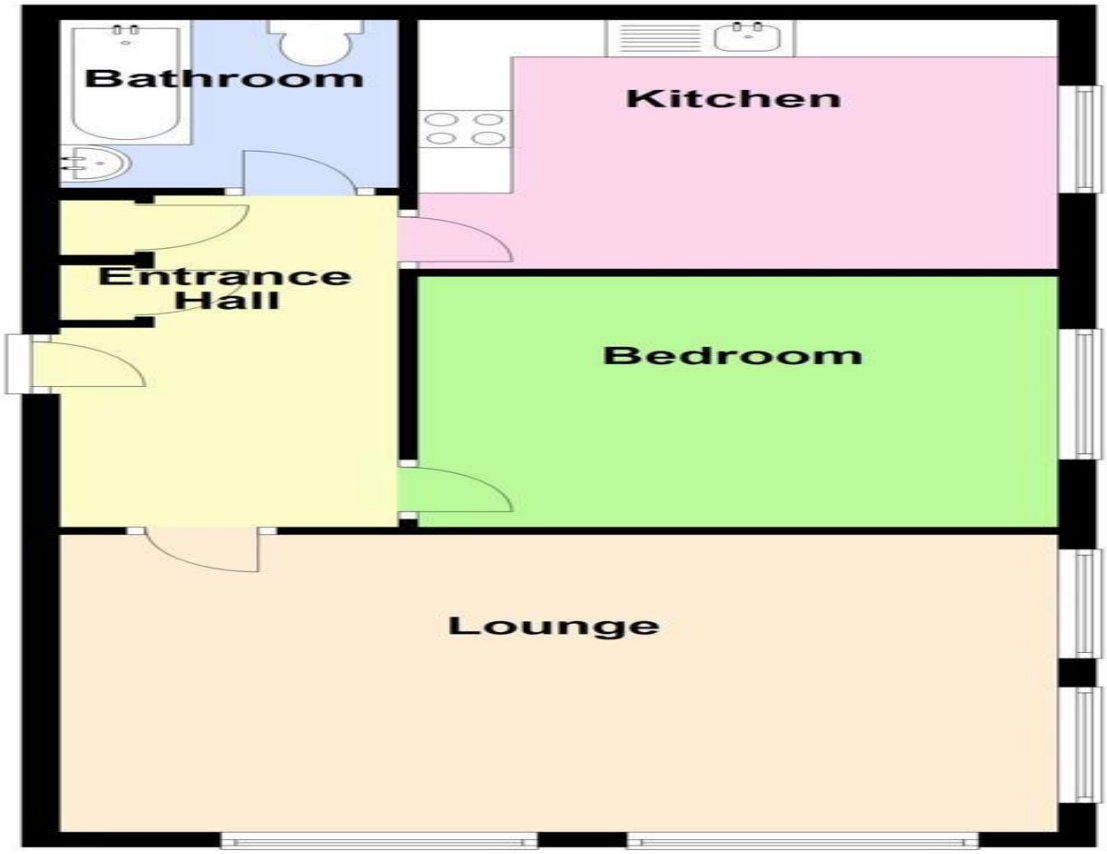
Having window to side elevation and electric heater.

BATHROOM

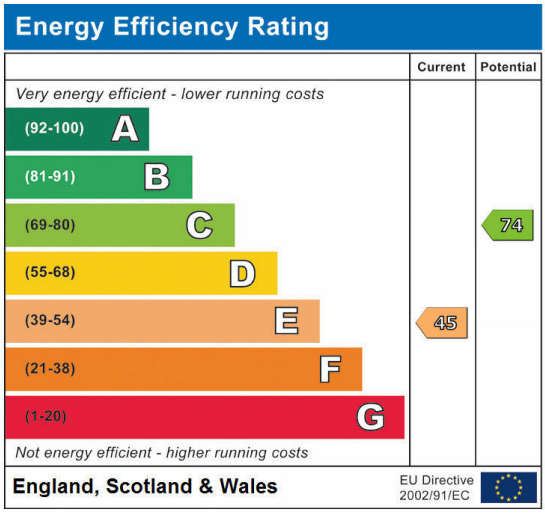
Having wall mounted electric heated towel rail, vinyl flooring, tiled splashbacks, extractor, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.

EXTERIOR

The property has an allocated parking space to the rear.



Total area: approx. 57.4 sq. metres (618.1 sq. feet)



Tattershall Road, Boston, Lincolnshire, PE21 9JG

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

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