



Apartment 6, Fydell Lodge Fydell Street, Boston, PE21 8FL
Auction Guide £50,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £65,000

A top floor two bedroom apartment situated off Fydell Street in Boston, currently with tenant, paying £675pcm. Accommodation comprises open plan living room / dining room / kitchen area, family bathroom and two bedrooms with vaulted ceilings. There is an allocated parking space in the communal car park. Ideal investment. Call today to view.

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.

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



Main Entrance Hall

Entrance hallway, access to postboxes, stairs to first floor

Apartment Entrance

3'3" x 6'6" (1.01 x 1.99)

Hallway has ample space for shoes and coats. Large window offering natural light. Private staircase to the apartment

Landing

3'4" x 19'1" (1.02 x 5.83)

Doors leading to Lounge, Bathroom, bedroom 1 & 2. Storage cupboards. Carpet on floor.

Lounge/ Kitchen

13'4" x 17'6" (4.08 x 5.34)

Open plan Lounge/Kitchen, lounge has 2 windows, carpet. Kitchen is fitted with a range of wall and base units, integral cooker and hob. Space for washing machine.

Bathroom

6'5" x 6'4" (1.96 x 1.95)

Bathroom is fitted with a bath, sink and wc

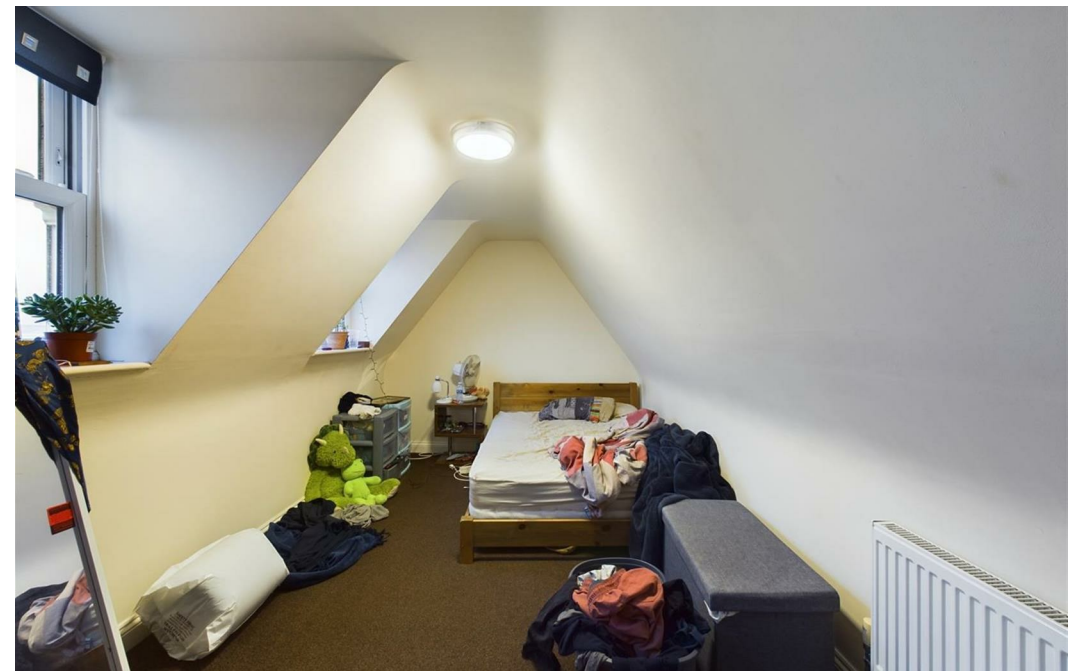
Bedroom 1

15'5" x 8'7" (4.71 x 2.62)

Bedroom has 2 windows, which offer plenty of light.

Bedroom 2

Bedroom 2 is used currently as a study.

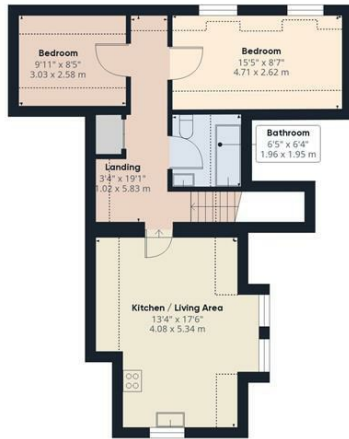








Floor 1



Floor 2

Approximate total area⁽¹⁾
643.89 ft²
59.82 m²

Reduced headroom
147.83 ft²
13.73 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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