



- 2 Bedroom Ground Floor Apartment
- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- 15'5 Lounge Diner & Modern Kitchen

- 3 Piece Bathroom
- Driveway & Garden
- Leasehold Until 2072
- Well Presented Throughout

Wheatfield Road, Lincoln, LN6 0PS,
Starting Bid £75,000





Offered for sale with no onward chain is this ground floor apartment situated in the Birchwood area of Lincoln. Accommodation briefly comprises 2 generous sized bedrooms, a 15'5 lounge diner, a modern kitchen diner with a selection of integrated appliances and a 3 piece bathroom suite. The property is well presented throughout, a separate driveway and a private garden. The property is leasehold and a 6 month charge of £20.69 twice a year with the leasehold expiring in 2072. Further benefits of the property includes being within close proximity to local amenities such as schooling, doctors surgery, commercial and retail offerings within the Birchwood shopping complex and a regular bus service to and from Lincoln city centre. No onward chain and would make an ideal first time purchase. For more information or to arrange a viewing contact Starkey&Brown. Council tax band: A. Leasehold.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000. 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.

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 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 6,000 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.

Entrance

Via a composite front door to side aspect and a downstairs storage cupboard.

Kitchen

7' 3" x 12' 0" (2.21m x 3.65m)

Having a range of base and eye level units with counter worktops, oven with 4 ring hob, integrated fridge freezer, uPVC double glazed window to front aspect, space and plumbing for laundry appliances and a wall mounted gas central heating combination boiler (fitted 2020).

Lounge

15' 5" x 10' 5" (4.70m x 3.17m)

Having electric fireplace, uPVC double glazed window to front aspect and 2 radiators.

Bedroom 1

11' 11" x 10' 5" (3.63m x 3.17m)

Having uPVC double glazed windows to rear aspect and radiator.

Bedroom 2

10' 8" x 7' 0" (3.25m x 2.13m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

5' 10" x 7' 9" (1.78m x 2.36m)

Having a 3 piece suite comprising of a panelled bath with shower head over, low level WC, pedestal hand wash basin unit, tiled floor and surround, uPVC double glazed obscured window to side aspect and extractor unit with low level WC.

Outside Rear

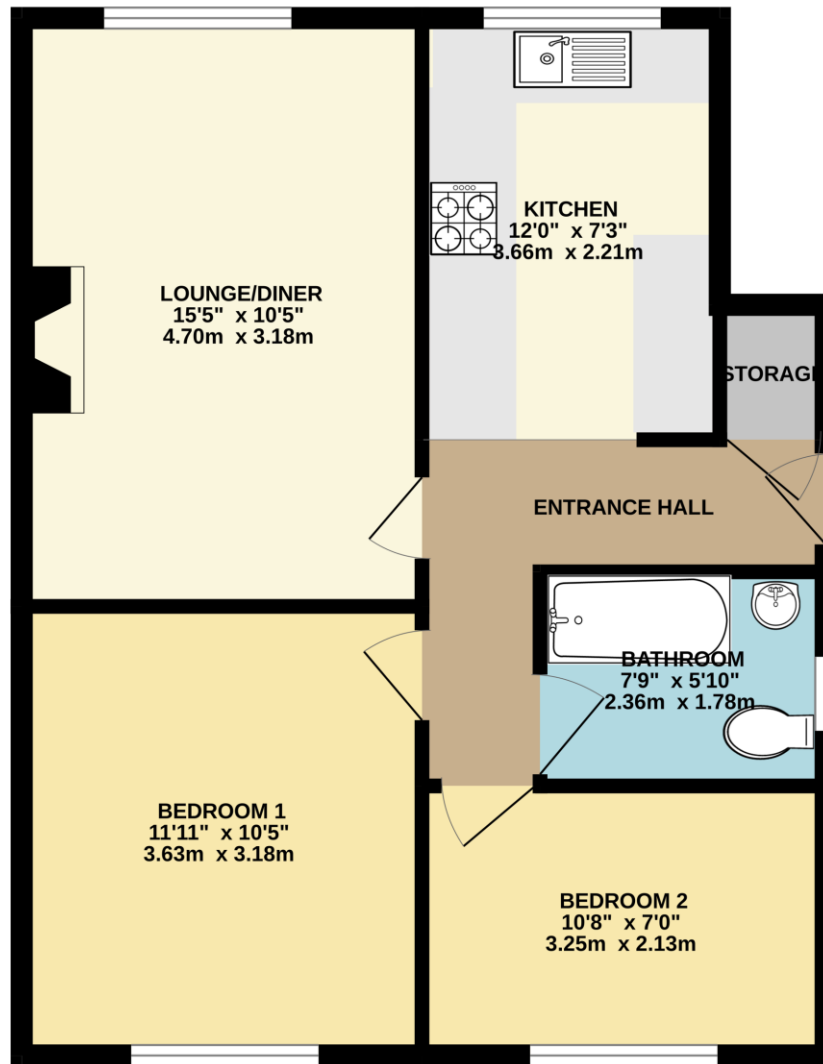
Having a private garden which is low maintenance with timber built garden shed and a lawned garden. There is also off street parking for 1 vehicle.

Agents Note

Starkey & Brown have not inspected a copy of the lease and therefore potential purchasers are advised to make their own enquiries with regards to this matter before proceeding with an offer.



GROUND FLOOR
566 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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