



Charlesworth Street, Lincoln, LN1 1SY

welcome to
Charlesworth Street, Lincoln

Boasting no onward chain, this upper floor flat is situated within walking distance of Lincoln City Centre and benefits from new carpets throughout, a double bedroom, local access to a wealth of amenities and communal gardens.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

With door accessing communal entrance, radiator, entry phone, loft access point and two built in cupboards with one housing the wall mounted gas central heating boiler.

Lounge

14' 9" x 11' 5" (4.50m x 3.48m)

With double glazed windows to the rear and side, radiator and door to:-

Kitchen

11' 5" x 7' 8" (3.48m x 2.34m)

With double glazed window to the front, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, space for washing machine, space for fridge freezer, space for cooker, tiling and built in cupboard.

Bedroom One

10' 9" x 10' 9" (3.28m x 3.28m)

With double glazed window to the rear and radiator.

Bathroom

With obscured double glazed window to the front, bath with wall mounted shower and fitted screen, wc, wash hand basin, radiator and tiling to the walls.

Outside

Property benefits from communal gardens and permit parking.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

Tenure: Leasehold

EPC Rating: C

Council Tax Band: A

Service Charge: £312.90 & Ground Rent: £10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Sep 2025.

Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR123249 - 0004

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