

Buy. Sell. Rent. Let.


lovell



Wellowgate Mews, Grimsby



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When it comes to
property it must be


lovelle



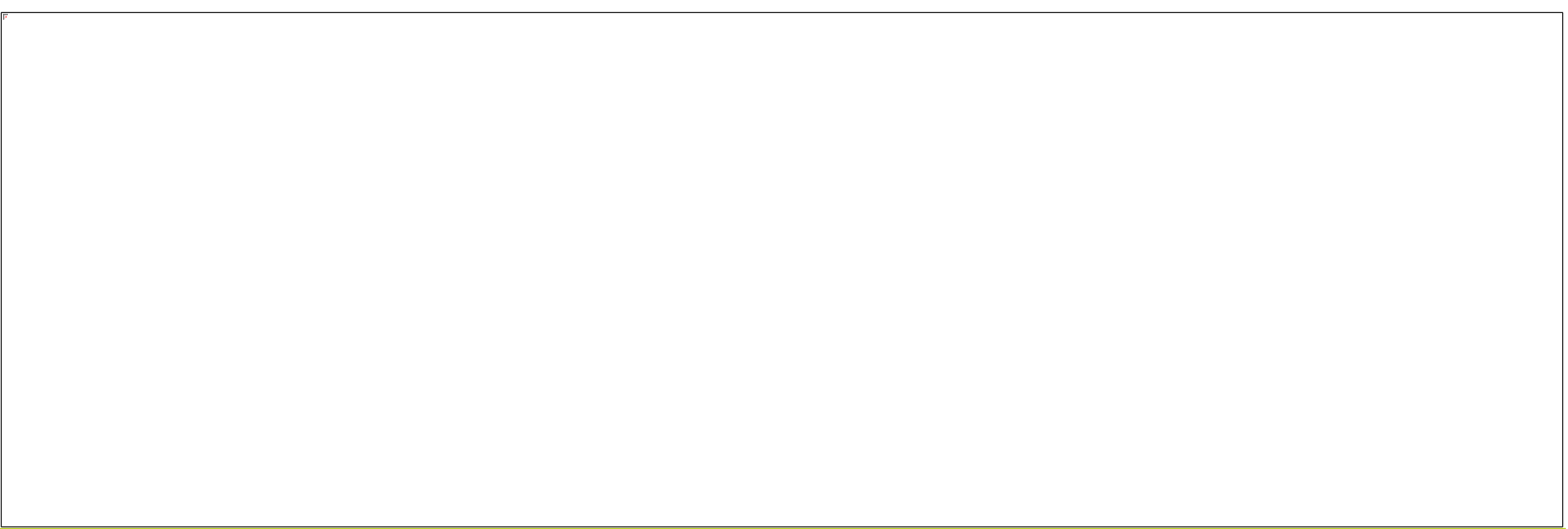
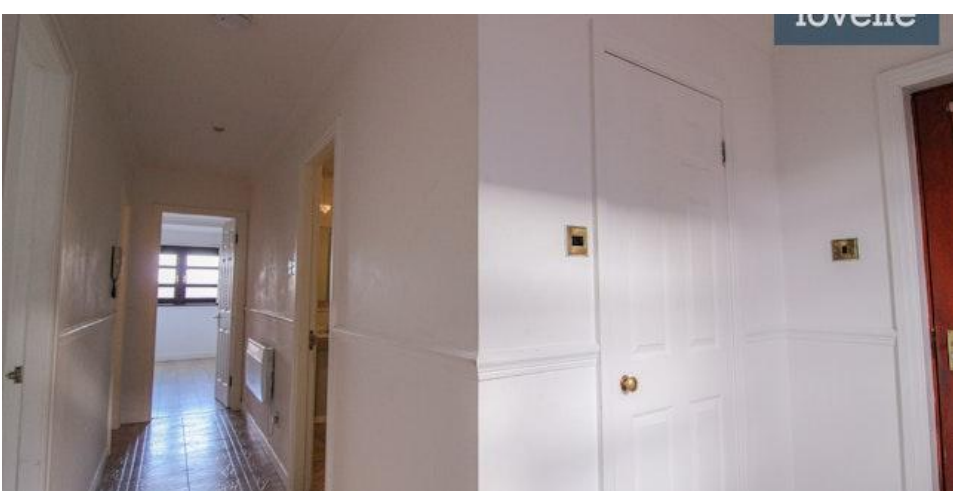
Guide price £45,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000.

Key Features

- Town Centre Apartment
- Two Bedrooms
- Spacious Lounge
- Double Glazed & Electric Heaters
- Kitchen & Shower Room
- No Chain
- EPC rating D
- Tenure: Leasehold





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Lovelle is delighted to introduce this exquisite flat, listed for sale and ideally located with immediate access to the town centre, local amenities, and public transport links. This secure development is an exceptional opportunity for first-time buyers, investors, and retirees alike.

The property boasts two bedrooms, a spacious reception room, and a well-equipped kitchen. The first bedroom is a generous double, complete with built-in wardrobes, offering ample storage space. The second bedroom is notably spacious, providing a comfortable living area.

The functional shower room is, fitted with a shower, sink, and WC. The kitchen is well-appointed with a range of units and worktop, integrated fridge/freezer, washing machine, oven and hob, and sink, perfect for home cooking.

The sole reception room is large and inviting, serving as a comfortable lounge area for relaxation or entertaining guests. The property is double-glazed throughout, ensuring a quiet and energy-efficient living environment. It also benefits from electric heating, providing warmth and comfort during colder months.

One of the standout features of this property is the allocated parking, a truly valuable asset. With the added advantage of no onward chain, this property offers a seamless transition into your new home.

Disclaimer

We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Measurements

Lounge 3.46m X 5.40m
Kitchen 3.27m X 1.89m
Bedroom 1 2.74m X 4.41m
Bedroom 2 2.78m X 2.97m
Shower room 2.68m X 1.58m

Sold as seen

Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold as Seen'.

Service Charge & Ground Rent

We are awaiting confirmation of service charge and ground rent costs from the seller.

Auction note 1

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.

Auction note 2

The property is being sold via a transparent online auction.

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 is carried out in accordance with the law.

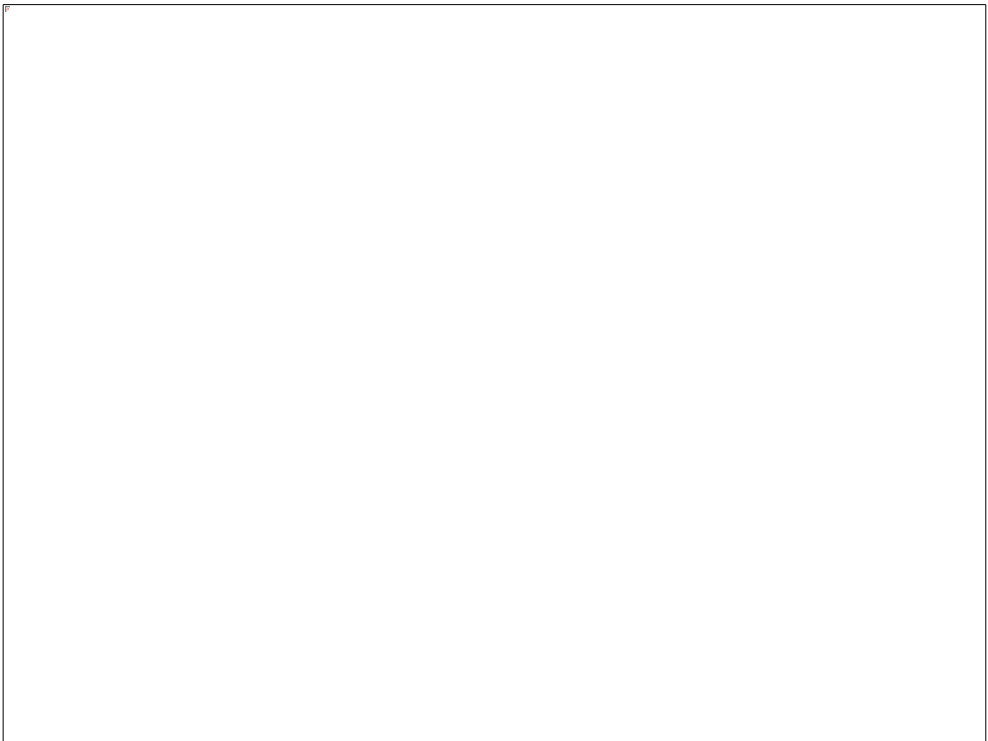
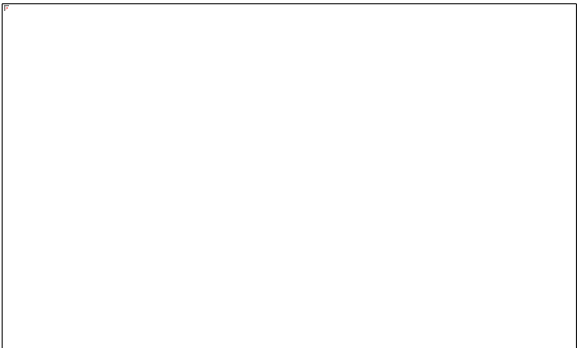
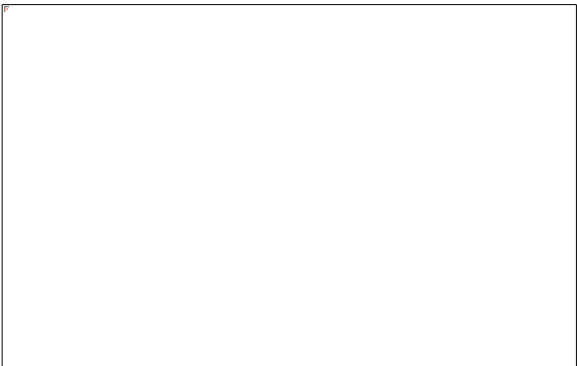
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

Auction note 3

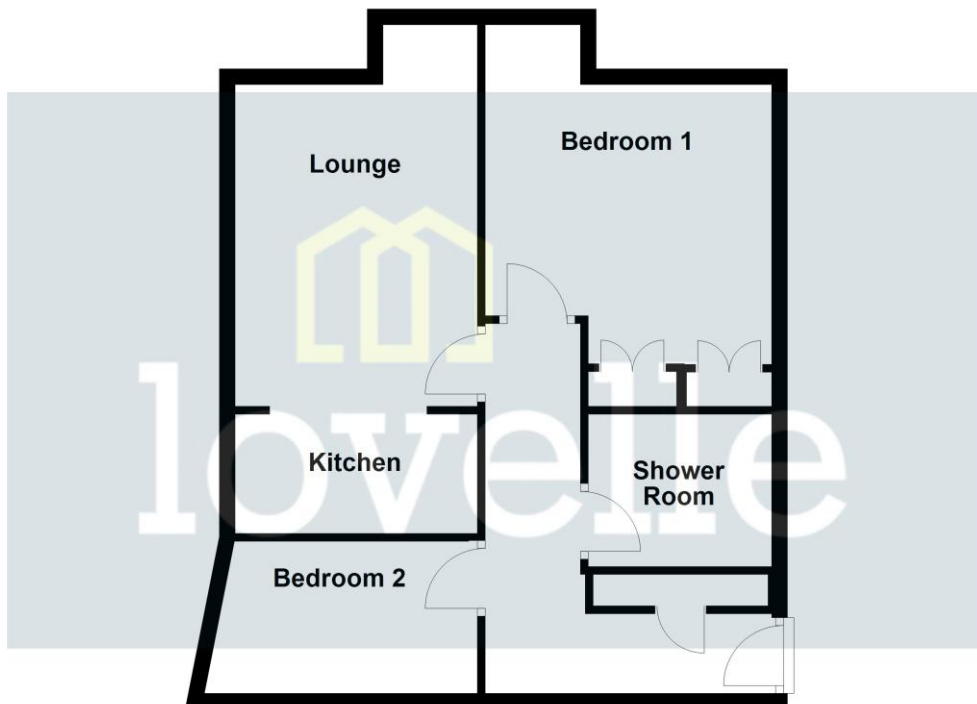
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.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

Auction note 4

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.



Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.



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