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Fitzwilliam Court, Market Rasen



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When it comes to
property it must be


lovelle



Guide Price £40,000



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £40,000
 ATTENTION CASH BUYERS ONLY - MODERN DEVELOPMENT We are pleased to offer for sale this ground floor 1 BEDROOM APARTMENT. Situated in the heart of Market Rasen. Close to all local amenities in popular market town of Market Rasen. * NO ONWARD CHAIN *

Key Features

- Ground Floor Apartment
- Modern Development
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Town Centre Location
- Close to Local Ameneties
- EPC rating C
- Tenure: Leasehold



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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.

Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities.

In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets.

Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

Lounge Diner 3.67m x 3.62m (12'0" x 11'11")

composite front entrance door, double glazed window to front aspect, 2 double glazed windows to side aspect and electric heater

Kitchen 1.36m x 2.25m (4'6" x 7'5")

a range of fitted wall and base units, electric oven, 4 ring electric hob, under counter fridge freezer, washing machine, stainless steel sink unit and vinyl flooring

Bedroom 3.27m x 2.99m (10'8" x 9'10")

2 double glazed windows to side aspect and electric heater

Shower Room 1.88m x 1.24m (6'2" x 4'1")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, heated towel rail and vinyl flooring

Leasehold Information

250 Year Lease From 2015 Ending - 01/12/2265

Ground Rent - £426.80 Per Annum

Maintenance Charge - £642.21 Per Annum

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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.

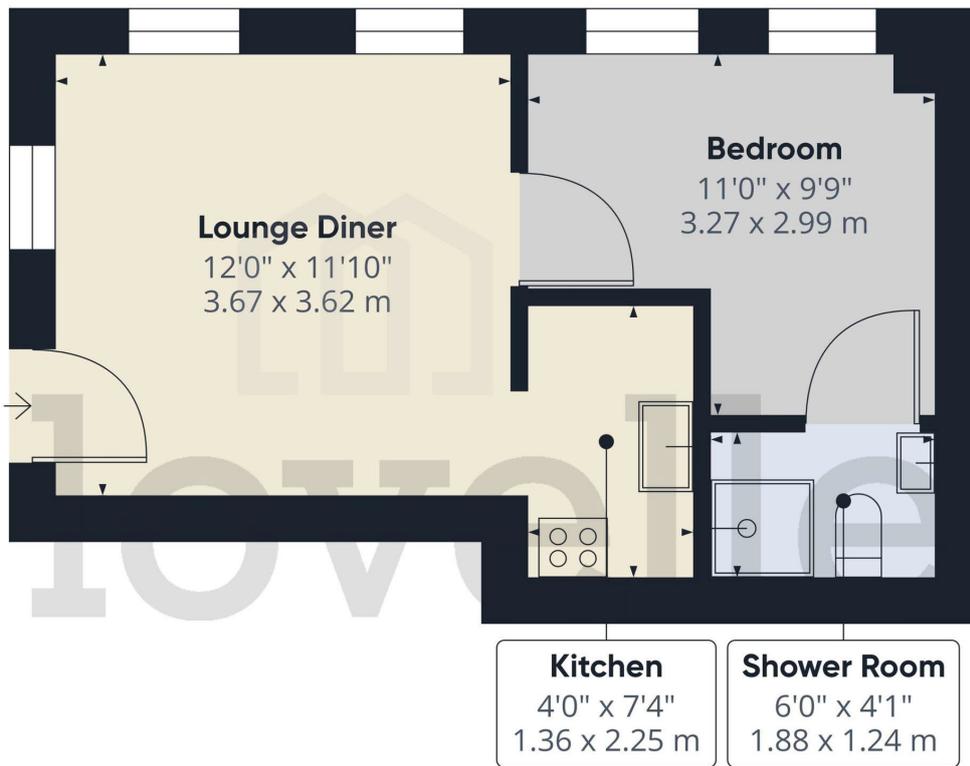
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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'.

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 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.

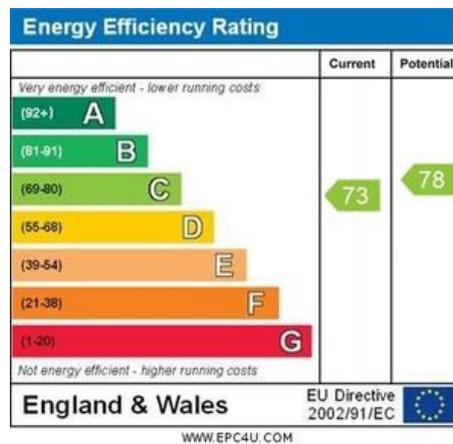
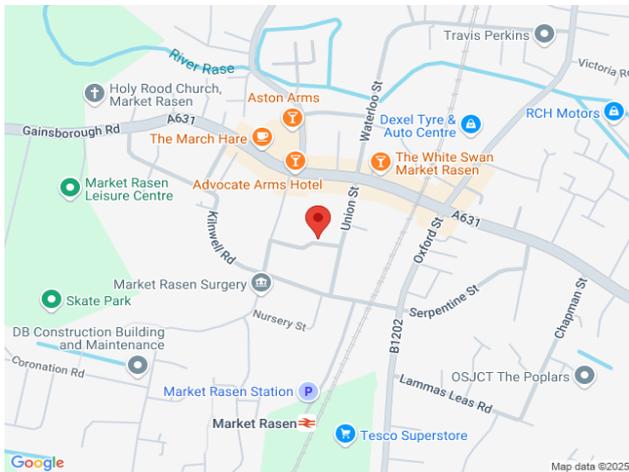
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Approximate total area⁽¹⁾
294.82 ft²
27.39 m²

(1) Excluding balconies and terraces

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



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