ARK PROPERTY









37 St. Johns Road, Spalding, PE11 1JB

By Auction £65,000

- Two bedroom flat
- Ground floor
- Close to Spalding town centre
- Allocated off road parking
- Outdoor courtyard
- Being Sold via Secure Sale online bidding
- Starting Bid £65,000

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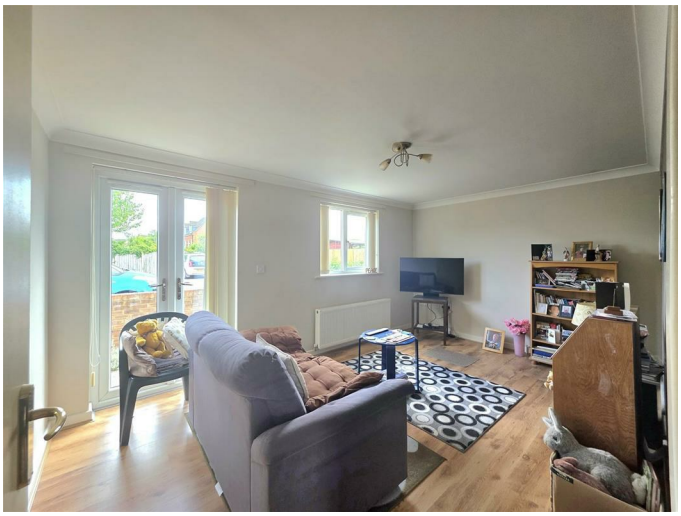
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65,000.

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.

Featuring entrance hall, utility room, lounge, kitchen, two bedrooms and bathroom. There is outdoor space available and an allocated parking space.

Entrance Hall 18'9" x 4'10" (max) (5.72m x 1.49m (max))
PVC double glazed entrance door. Coving to skimmed ceiling. Laminate flooring. Radiator.

Lounge 9'8" x 15'4" (2.97m x 4.68m)



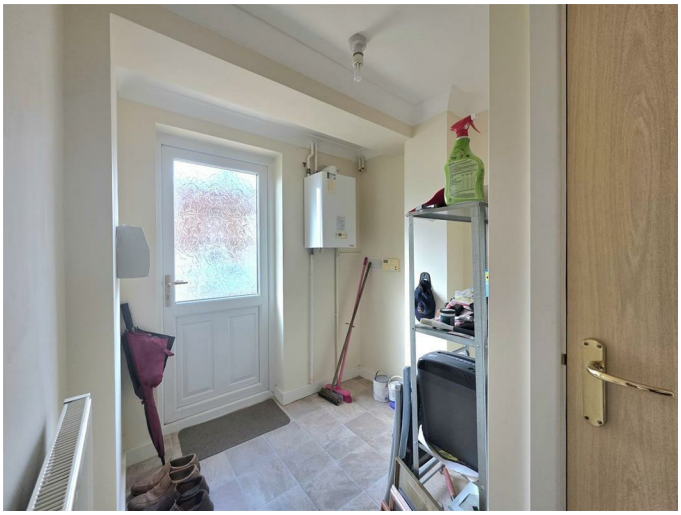
PVC double glazed window and French doors to rear. Coving to skimmed ceiling. Laminate flooring. Radiator.

Kitchen 6'9" x 13'6" (2.07m x 4.14m)



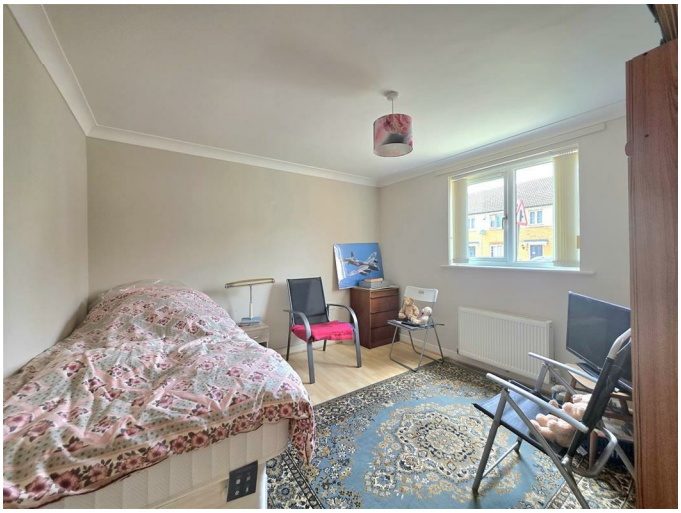
PVC double glazed window to rear. Coving to skimmed ceiling. Recessed spot lights. Vinyl flooring. Radiator. Fitted with matching range of base and eye level units with work surfaces over and tiled splash back. Four ring gas hob with extractor hood over. Built in electric oven and grill. Stainless steel sink unit with drainer and chrome mixer tap. Space for fridge/freezer. Space for washing machine.

Utility Room 9'1" x 6'9" (2.79m x 2.06m)



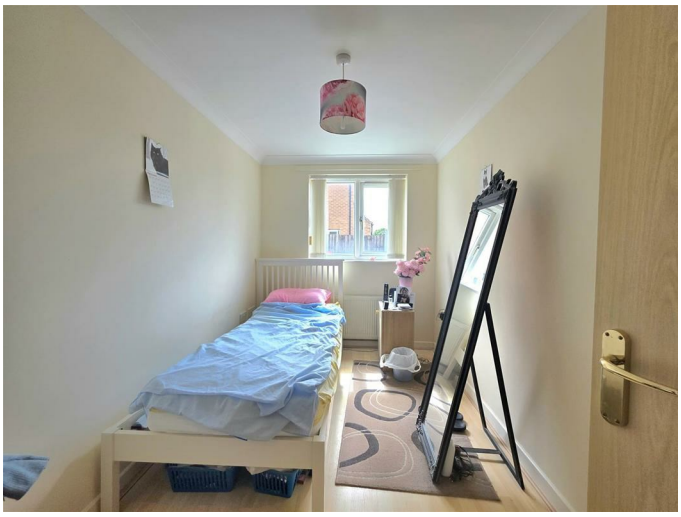
PVC double glazed window to front. Coving to skimmed ceiling. Vinyl flooring. Radiator. Wall mounted mains gas central heating boiler. Built in airing cupboard with slatted shelving and hot water cylinder.

Bedroom 1 11'3" x 10'8" (3.45m x 3.27m)



PVC double glazed window to front. Coving to skimmed ceiling. Laminate flooring. Radiator.

Bedroom 2 11'4" x 6'9" (3.47m x 2.08m)



PVC double glazed window to side. Coving to skimmed ceiling. Laminate flooring. Radiator.

Bathroom



Outside



There is a gated front courtyard area and vehicular access to the rear with allocated off road parking for 1 vehicle.
There is a hard standing rear garden enclosed by brick wall with planted border.

Property Postcode

For location purposes the postcode of this property is: PE11 1JB

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

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'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Leasehold
Council tax band: A
Annual charge: Not known, make further enquiries with your solicitor.
Property construction: Brick built
Electricity supply: Not known
Solar Panels: Not known
Other electricity sources: Not known
Water supply: Not known
Sewerage: Not known
Heating: Not known
Heating features: Not known
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Allocated parking
Building safety issues: Not known
Restrictions: Not known
Public right of way: Not known
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: Not known
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: Not known
Coalfield or mining area: Not known
Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

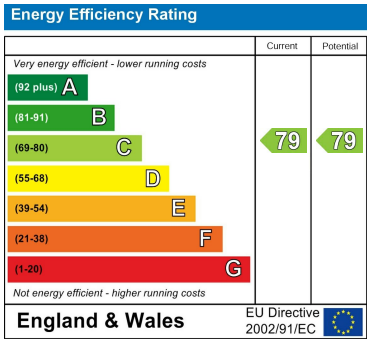


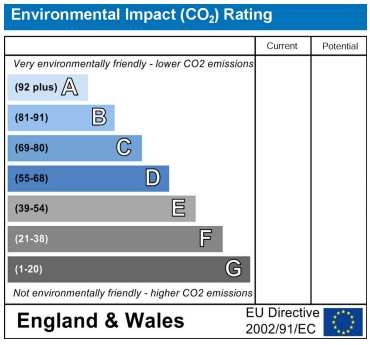
This floorplan is provided as a guide only. It is not to scale, and all dimensions and layouts are approximate.

Area Map



Energy Efficiency Graph





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