



Friars Mews, Wesleyan Court, Lincoln

 2  1  1

£80,000



Key Features

- Video Viewing Available.
- Second Floor Apartment
- Lift Access
- Two Bedrooms
- Open Plan Living Space
- City Centre Location
- EPC rating B
- Leasehold





VIDEO VIEWING AND PHYSICAL VIEWINGS AVAILABLE

Offered for sale with no chain this second floor apartment is located in a city centre development with lift access to the accommodation. The property comprises of entrance hall, open plan living space with fitted kitchen, two double bedrooms and bathroom. The property is ideally suited to either first time or investment buyers.

Entrance

The property is entered via a secure intercom to the ground floor with a lift or stairs to access the second floor.



Hallway

Open Plan Living Space 16'0" x 17'0" (4.9m x 5.2m)

With two window to the front elevation and wall mounted electric panel heaters.

Kitchen Area

With window to the front elevation, range of base and eye level units with worktop, splashback, stainless steel sink, built in electric oven, electric hob, stainless steel chimney style extractor and plumbing for washing machine.

Bedroom One 11'0" x 13'0" (3.4m x 4m)

With window to the front elevation and electric panel heater.

Bedroom Two 8'0" x 11'0" (2.4m x 3.4m)

With window to the front elevation and electric panel heater.

Bathroom 5'0" x 8'0" (1.5m x 2.4m)

With three piece suite comprising of panelled bath and rainfall shower head, pedestal wash basin, low level wc and electric panel heater.

Agent Notes

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



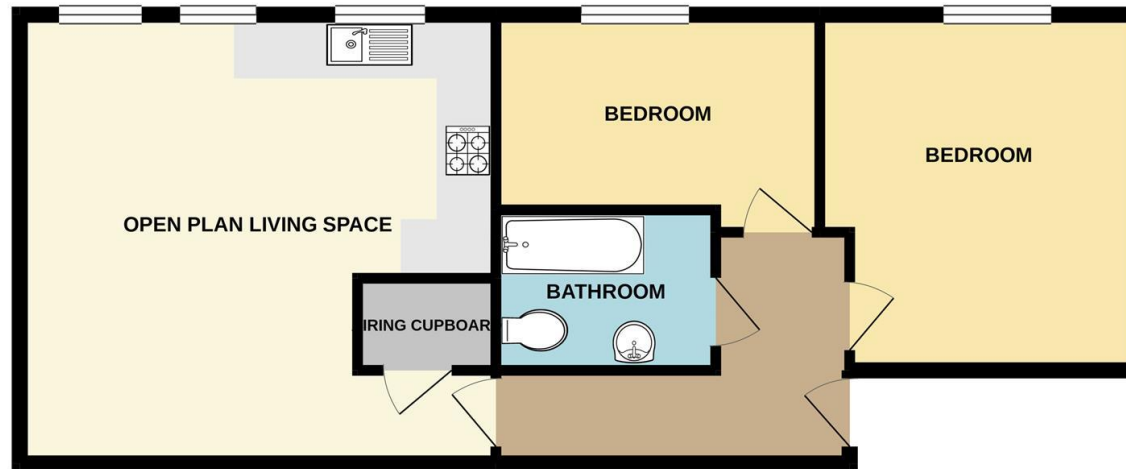
Auctioneers Additional Comments

Pattinson Auction are referred to as The Auctioneer. This auction lot is being sold by either conditional (Modern) or unconditional (Traditional) auction terms and overseen by The Auctioneer. The method of auction sale and the applicable terms and conditions are found on the lot page of this property on The Auctioneers website. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details to be shared between any marketing agent and The Auctioneer so that matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a bid, all bidders must adhere to a verification of identity process in line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

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 or Starting Bid. These prices are subject to change. An auction can be closed at any time, with The Auctioneer permitting the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this 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. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum fee which could be up to 7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and The Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services.

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The seller instructs us the following leasehold information:

Council Tax Band: B
Tenure: Leasehold
Length of Lease: 104
Annual Ground Rent Amount:
£189.00
Annual Service Charge Amount:
£2,583.00