

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



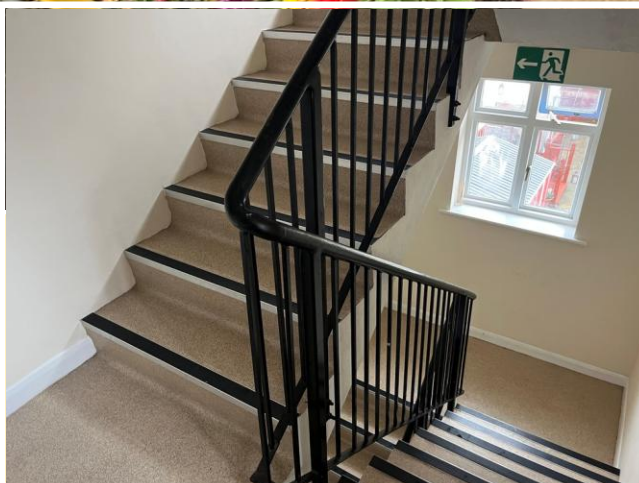
Flat 1, Merchant Mews, Park Road, Holbeach PE12 7EE

£27,000 Leasehold

- Immediate 'Exchange of Contracts' Available
- Being Sold via 'Secure Sale'
- One Bedroom First Floor Flat
- Shared Rear Courtyard
- Gas Central Heating

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. **STARTING BID £27,000.** This property will be legally prepared enabling any interest 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. **For Sale with Tenant in Situ Current rent £470pcm.**

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Enter the property through the communal entrance door leading to the staircase up to the first floor landing with private entrance door leading into:

RECEPTION HALL

16' 11" x 2' 11" (5.17m x 0.9m) Central heating radiator, 2 ceiling lights, timer control unit, doors arranged off to:

BEDROOM

10' 0" x 9' 4" (3.05m x 2.87m) Side window, ceiling light, radiator.



SHOWER ROOM

9' 8" x 4' 8" (2.97m x 1.44m) Shower cabinet with fitted shower, low level WC, pedestal wash hand basin, automatic extractor fan, ceiling light, radiator.

BREAKFAST KITCHEN

9' 8" x 7' 1" (2.95m x 2.16m) Wall mounted gas fired central heating boiler, roll edged worktops, base cupboards and drawers, single drainer stainless steel sink unit, electric oven and hob, plumbing and space for washing machine, intermediate wall tiling, eye level wall cupboards, textured ceiling, ceiling light, radiator, side window.



LOUNGE

12' 9" x 11' 5" (3.91m x 3.50m) Radiator, window to the front elevation, textured ceiling, ceiling light.

EXTERIOR

The property is approached through a passageway and communal entrance door. There is a communal seating area and concreted shared yard to the rear.



DIRECTIONS

From Spalding proceed on the A151 in an easterly direction to Holbeach. Straight over the roundabout, into the centre of town taking the second exit at the traffic lights into Park Road and the property is situated almost immediately on the right hand side.

AMENITIES

Local amenities within the town including shopping, leisure, educational and medical facilities. The larger towns of Spalding, Boston and Kings Lynn and the city of Peterborough are easily accessible by road.



LEASEHOLD TENURE

We understand the lease commenced in around 1998 and is a 120 year lease. The ground rent payable (to be confirmed).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.

TENURE Leasehold

SERVICES Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17505

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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