



**Friars Mews, Wesleyan Court,
Lincoln**



Starting bid of £90,000

- Ground Floor Apartment
- Own Private Entrance & Parking Space
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- 27ft Open Plan Living
- Two Bedrooms
- Leasehold
- EPC rating C



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000.

VIDEO VIEWING AND PHYSICAL VIEWINGS AVAILABLE Available with its own PRIVATE ENTRANCE and PARKING SPACE this ground floor apartment is offered for sale with no chain. Within easy walk of the city centre the property comprises of entrance hall, 27ft open plan living space with fitted kitchen, two double bedrooms and bathroom.

Entrance

The property has its own private entrance door with hallway leading to all rooms with wall mounted electric panel heater.

Open Plan Living Area 26'0" x 12'0" (7.9m x 3.7m)

With french doors to the front elevation and two electric panel heaters.



Kitchen Area

With base and eye level units with worktop, sink, tiled splashback, built in electric oven, hob with extractor, plumbing for washing machine and dishwasher.

Bedroom One 12'0" x 11'0" (3.7m x 3.4m)

With window to the rear elevation and wall mounted electric panel heater.

Bedroom Two 11'0" x 10'0" (3.4m x 3m)

With window to the rear elevation and wall mounted electric panel heater.

Bathroom 7'0" x 6'0" (2.1m x 1.8m)

With window to the rear elevation, wall mounted panel heater with towel rail, panelled bath with shower, low level wc and washbasin.

Outside 0'0" x 0'0" (0.00m x 0.00m)

To the front of the property there is allocated parking.

Agent Notes 0'0" x 0'0" (0.00m x 0.00m)

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 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'.

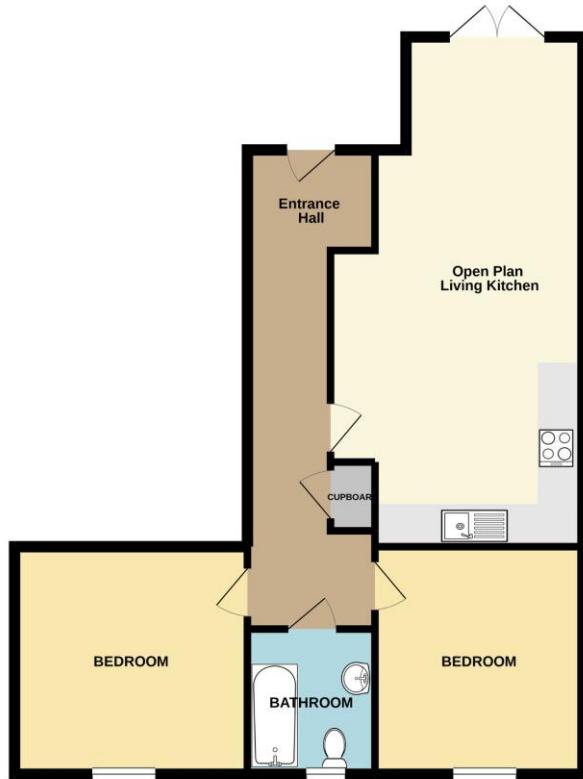
These prices are subject to change.

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**

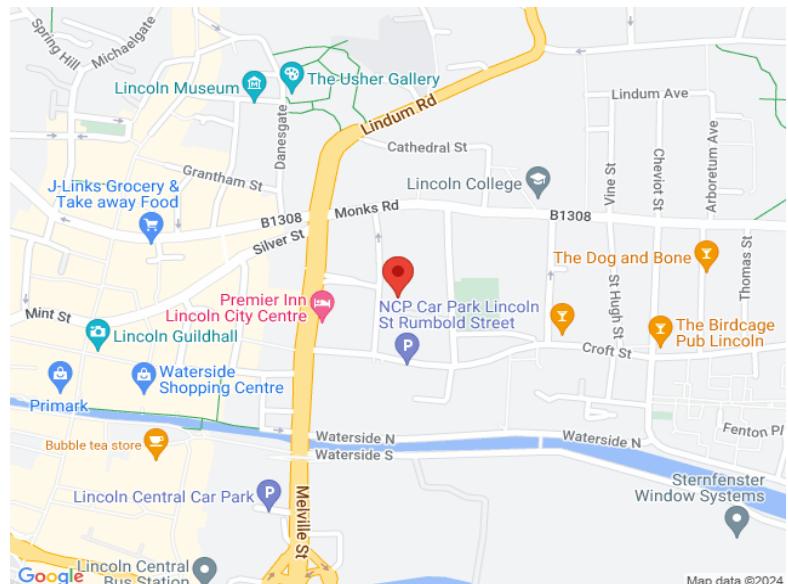
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 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.

GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



FRIARS MEWS, LINCOLN

TOTAL FLOOR AREA: 767 sq.ft. (71.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan depicted here, measurements of areas, windows, rooms and angles are approximate only. The estate agent and vendor accept no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee can be given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(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	

 **NEWTONFALLOWELL**

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