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Flat 2, Quay 56, Double Street, Spalding PE11 2AB

BELVOIR!

Guide price £40,000



Key Features

> Being Sold via Secure Sale online bidding. Terms and Conditions apply, Starting bid £45,000

> FIRST FLOOR MAISONETTE APARTMENT

> ONE BEDROOM

> KITCHEN/LOUNGE

> BATHROOM

> ELECTRIC HEATING

> Tenure: Leasehold

> EPC rating F

Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £45,000
Immediate 'exchange of contracts' available
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.
Belvoir incoprorating Munton and Russell are pleased to offer for sale this maisonette apartment property situated in the heart of Spalding town centre, with pleasent views overlooking the river Welland. The property in brief comprises of entrance hall, bathroom, kitchen /lounge and upstairs bedroom.

ENTRANCE
Communal door with intercom, stairs to first floor.

APARTMENT ENTRANCE
Stairs to bedroom, storage heater.

KITCHEN/LOUNGE
12'4" x 12'2" (3.8m x 3.7m)
Full height sealed unit double glazed window with views over the River Welland, Space for kitchen units, sink unit, storage heater.

BATHROOM
Sealed unit double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, bath, wall mounted electric heater.









FIRST FLOOR BEDROOM
9'11" x 12'2" (3m x 3.7m)
Sealed unit double glazed window to the front elevation, airing cupboard, wall mounted heater.

AGENTS NOTES
Leasehold property with 999 years from 1991. Service charge including ground rent of £1133.66 for year 1/9/2026 until 31/8/2027

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.

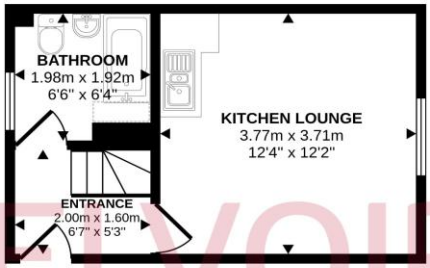
The property is being sold via a transparent online auction.

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

Auctioneers Additional Comments
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.

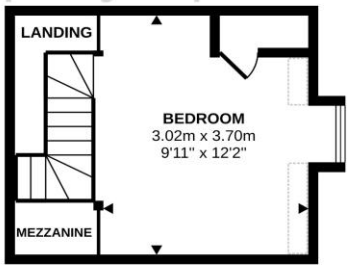
Approx Gross Internal Area
37 sq m / 399 sq ft



BELVOIR!

Ground Floor
Approx 22 sq m / 235 sq ft

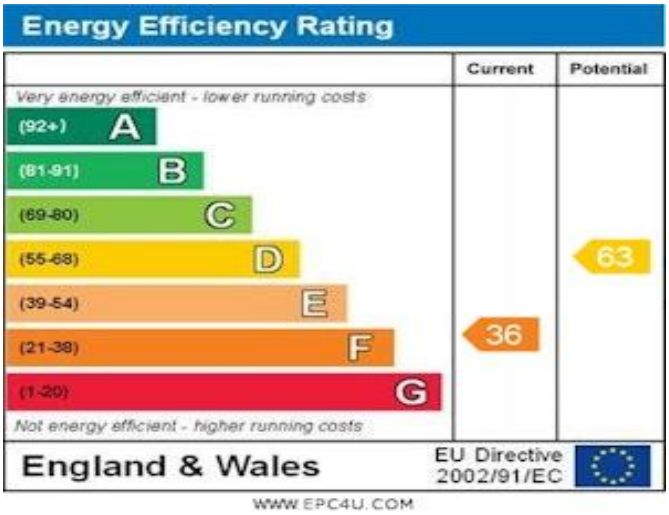
Property is personal

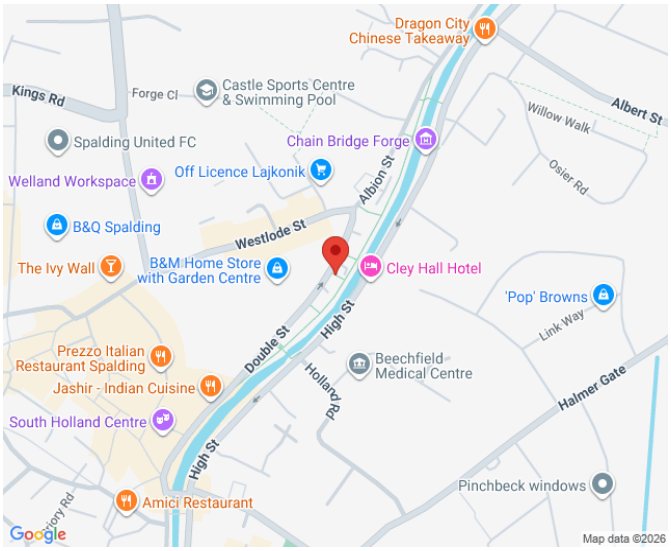


First Floor
Approx 15 sq m / 164 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Contact us today to arrange a viewing...

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