



## 2 bed flat to buy in PE24

Patten Avenue, Wainfleet, Skegness, .,  
PE24 4DU

**£45,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Two Bedroom First Floor Flat
- ✓ Modern Kitchen and New boiler
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

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.

Situated in the popular Lincolnshire village of Wainfleet All Saints, this well-proportioned two bedroom first floor apartment offers an excellent opportunity for first time buyers, investors or those looking to downsize.

Wainfleet is an attractive, well-served village offering a range of amenities including independent shops, a Co-op supermarket, the renowned Batemans Brewery, and its own railway station providing convenient transport links. Ideally positioned between the coastal resort of Skegness and the historic market town of Boston, the location combines village living with easy access to larger towns and the coast.

Offered for sale with our partner auction agents with no onward chain, the property benefits from generous storage, two double bedrooms, a modern kitchen and boiler and an enclosed rear garden.

Entrance Hall - With ground floor entrance and staircase leading to the first floor accommodation. Useful storage space ideal for pushchairs, bicycles and general storage.

First Floor Landing -With airing cupboard housing the hot water cylinder, alongside separate linen and cloaks cupboards providing excellent additional storage.

### 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.

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 is 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.

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

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.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 89

Annual Ground Rent Amount: £10.00

Price: Starting Bid £45,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Entrance Hall

With ground floor entrance and staircase leading to the first floor accommodation. Useful storage space ideal for pushchairs, bicycles and general storage.

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## First Floor Landing

With airing cupboard housing the hot water cylinder, alongside separate linen and cloaks cupboards providing excellent additional storage.

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## Lounge

*4.57m x 3.56m (14'11" x 11'8")*

A bright and spacious reception room featuring a double glazed window to the front aspect, radiator, ceiling spotlights and feature fireplace.

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## Kitchen

*2.49m x 1.98m (8'2" x 6'5")*

Replaced two years ago and fitted with a range of wall and base units with work surface over, incorporating a built-in electric oven and hob with extractor fan. Space for fridge and plumbing for washing machine. Double glazed window to the rear aspect overlooking the garden and a pantry housing the modern electric boiler.

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## Bedroom One

*4.95m x 2.57m (16'2" x 8'5")*

Double bedroom with double glazed window to the front aspect, radiator and built-in wardrobe with hanging rail.

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## Bedroom Two

*3.51m x 2.49m (11'6" x 8'2")*

Second double bedroom with double glazed window to the rear aspect and radiator.

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## Bathroom

Comprising a three-piece suite including panelled bath with shower over, pedestal wash hand basin and low-level WC. Part tiled walls, heated towel rail and double-glazed window to the rear aspect.

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## Outside

To the rear of the property is a garden clearly divided into two separate areas, with the garden for the first floor situated to the rear. It is enclosed by fencing with a concrete base suitable for a shed. On-street parking is available to the front.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Patten Avenue, Wainfleet, Skegness, ., PE24 4DU

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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