

FOR  
SALE



**Bentinck Close, Boughton, Newark, Nottinghamshire NG22 9HP**

**Chadwells**  
Estate & Letting Agents

**£35,000 - Leasehold**

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## PROPERTY SUMMARY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £35,000 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. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £35,000 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.

This one bedroom first floor flat would make the perfect project for someone wanting to add their own stamp to a property. Situated in Boughton, the flat enjoys easy access to a variety of local shops and cafes, while excellent transport links connect you effortlessly to the surrounding areas. For outdoor enthusiasts, nearby parks and green spaces offer an inviting place to enjoy nature and leisure activities. Don't miss the opportunity to make this property your next project. Contact us today to arrange a viewing.

## POINTS OF INTEREST

- One Bedroom
- First Floor Flat
- Perfect Project For Someone To Renovate
- Being sold via 'Secure Sale'
- Off Road Parking To The Rear



**Entrance**

Accessed through a wooden entrance door and having a storage cupboard and stairs up to the landing.

**Landing**

With storage cupboard and door into the inner hallway.

**Inner Hallway**

With wooden doors giving access to the bathroom, bedroom, lounge and kitchen.

**Kitchen**

7' 8" x 11' 3" (2.34m x 3.43m) Fitted with a range of base units having worksurface over inset with a stainless steel sink and drainer. Wall mounted combi boiler, tiled splash backs, ceiling light and uPVC window to the front aspect.

**Lounge**

12' 10" x 10' 7" (3.91m x 3.23m) With dual aspect uPVC windows, two pendant light fittings and radiator.

**Bedroom**

10' 0" x 10' 6" (3.05m x 3.20m) With uPVC window to the rear aspect, pendant light fitting and radiator.

**Bathroom**

5' 5" x 6' 2" (1.65m x 1.88m) Fitted with a three piece suite comprising of bath with electric shower over, pedestal wash basin and WC. Tiled splash backs, obscure uPVC window to the front aspect, radiator and ceiling light fitting.

**Externally**

To the front of the property is a iron gate which gives access to the front of the property which is shared with the ground floor flat. To the rear of the property is gated access to the rear garden currently used for off road parking.

**Auctioneer Comments****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.

**Auctioneers Comments Continued**

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.

MATERIAL  
INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** Off Street.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (75)

**Annual Service Charge:** £146.00

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

Any flood defences at the property? No

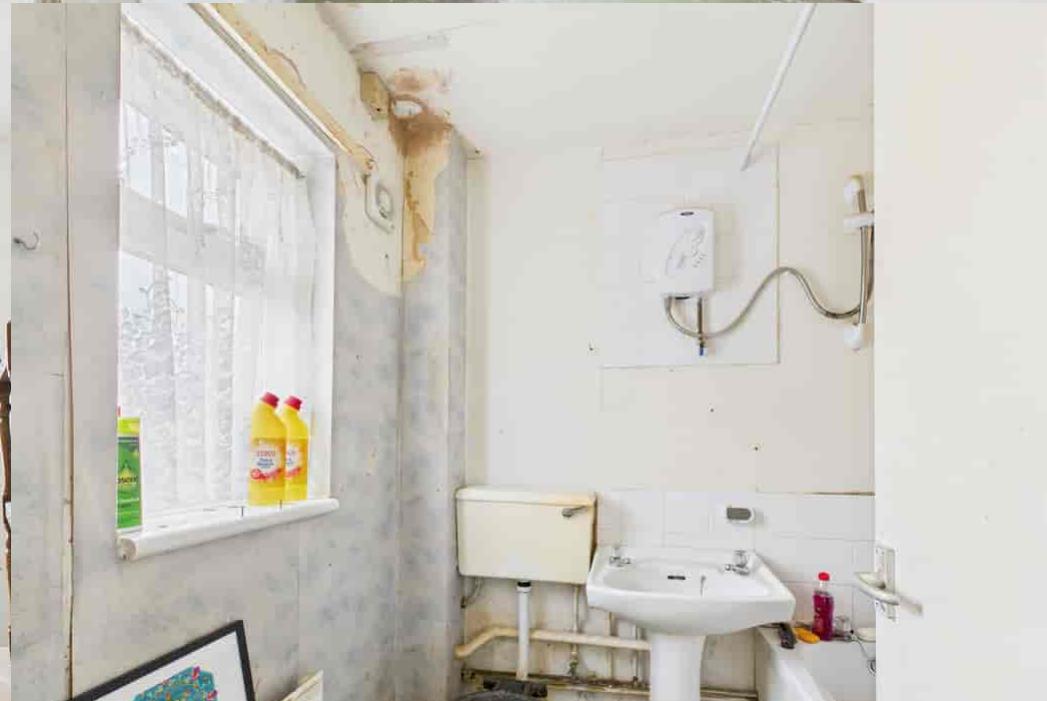
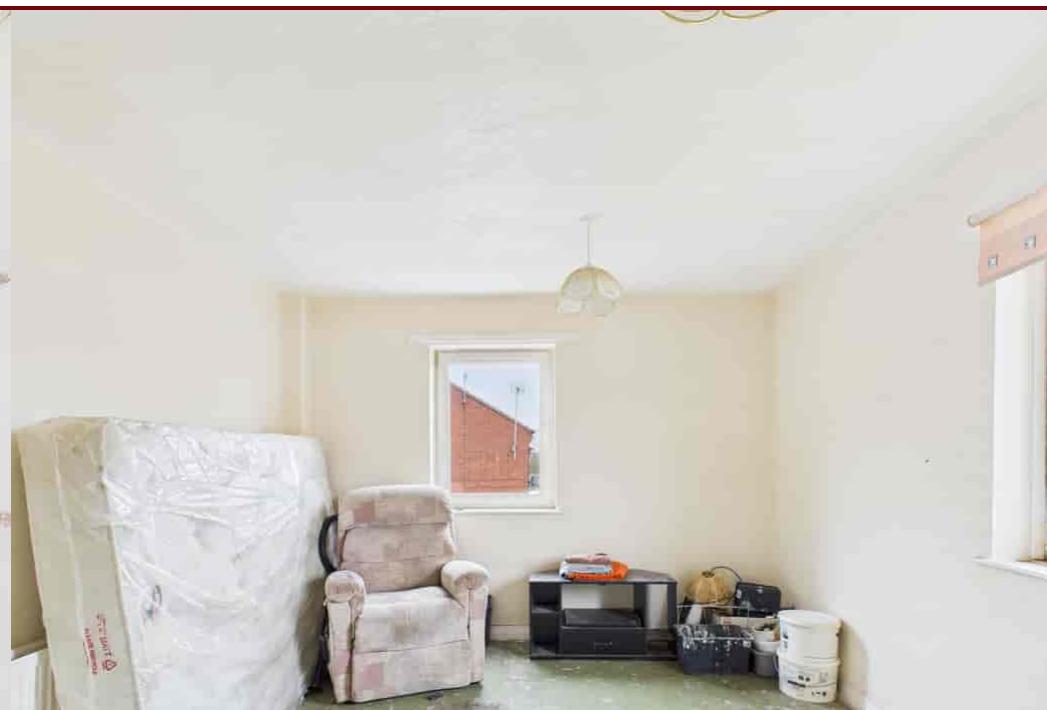
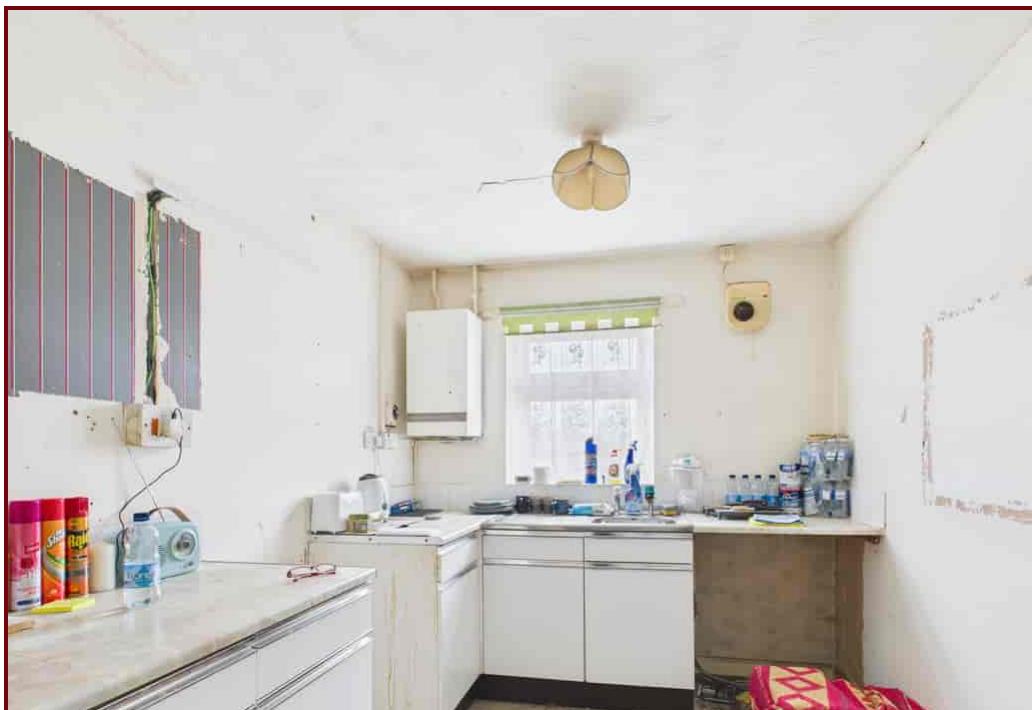
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





**Approximate total area<sup>(1)</sup>**

480 ft<sup>2</sup>

**Floor 0**



**Floor 1**

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**