



**Warren Lane, Witham St. Hughs**

**Auction Guide £90,000**



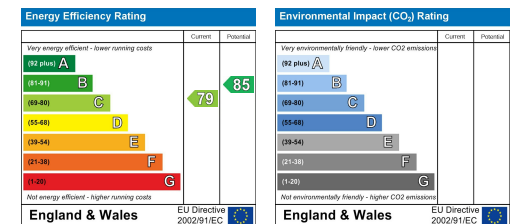
# Warren Lane, Witham St. Hughs

Apartment

2 Bedrooms, 1 Bathroom

Auction Guide £90,000

- For Sale by Modern Auction  
T&Cs apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- First Floor Apartment
- Popular Village Location
- Two Allocated Parking Spaces
- No Onward Chain
- Tenure - Leasehold / Ground  
Rent - £150pa / Service  
Charge - £3128.68pa
- Council Tax Band - A / EPC  
Rating - C



Two bedroom first floor apartment positioned within the popular village of Witham St Hughs. Comprising internally of an entrance hall, two bedrooms, bathroom and a spacious dual aspect open plan living kitchen diner. Benefitting from allocating parking for two vehicles. Sold with no onward chain.

Witham St Hughs benefits from a range of local amenities to include a Co-op store, Bar / Restaurant, Hairdressers, Takeaways, Schooling and a Village Hall. Well positioned just off the A46 to allow convenient access both to Lincoln City or Newark Town.

EPC Rating - C

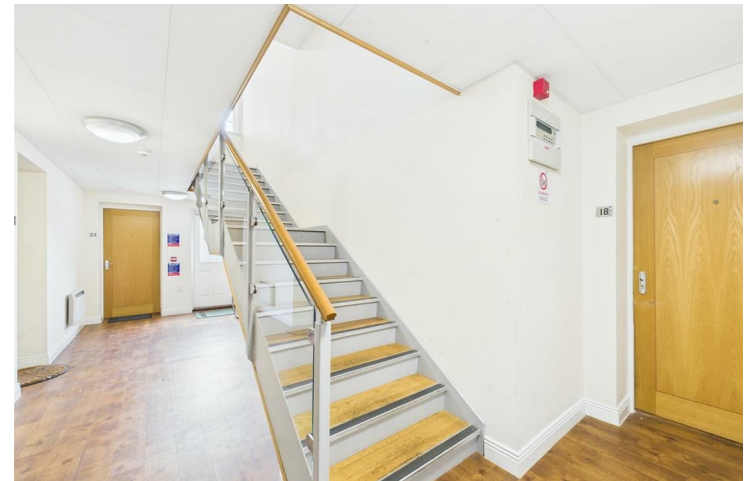
Council Tax Band - B  
Tenure - Freehold

**Auctioneer Comments**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning



bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

#### Entrance Hall

Wood effect laminate flooring, PVC side window, mains consumer unit, two pendant fittings, electric panel heater and a storage cupboard.

#### Bedroom

9'5" x 8'7"

PVC window, carpet flooring, electric panel heater, pendant fitting and an airing cupboard housing the hot water cylinder.

#### Bathroom

8'2" x 5'10"

Low level WC, pedestal wash basin and a panel bath with electric shower over. Vinyl flooring, heated towel rail, light and extractor.

#### Bedroom

10'3" x 9'7"

PVC window, carpet flooring, electric panel heater, pendant fitting and a built in wardrobe.

#### Open Plan Kitchen Living Diner

23'10" x 17'1" (max measurements).

Base and eye level units with laminated work surfaces, tiled splash back and an inset stainless steel sink and drainer. Fully fitted with a range of appliances to include an oven with hob and extractor over, integrated fridge freezer, washer dryer and dishwasher. Dual aspect PVC windows, wood effect laminate flooring, ceiling lighting and electric panel heaters.

#### Outside

Allocated parking space for two vehicles.

#### Leasehold Information

Lease Term to and from - 125 Years from 1st June 2005

Lease Remaining - 105 Years

Ground Rent - £150 per annum

Service Charge - £3128.68 per annum

Review Period - annually

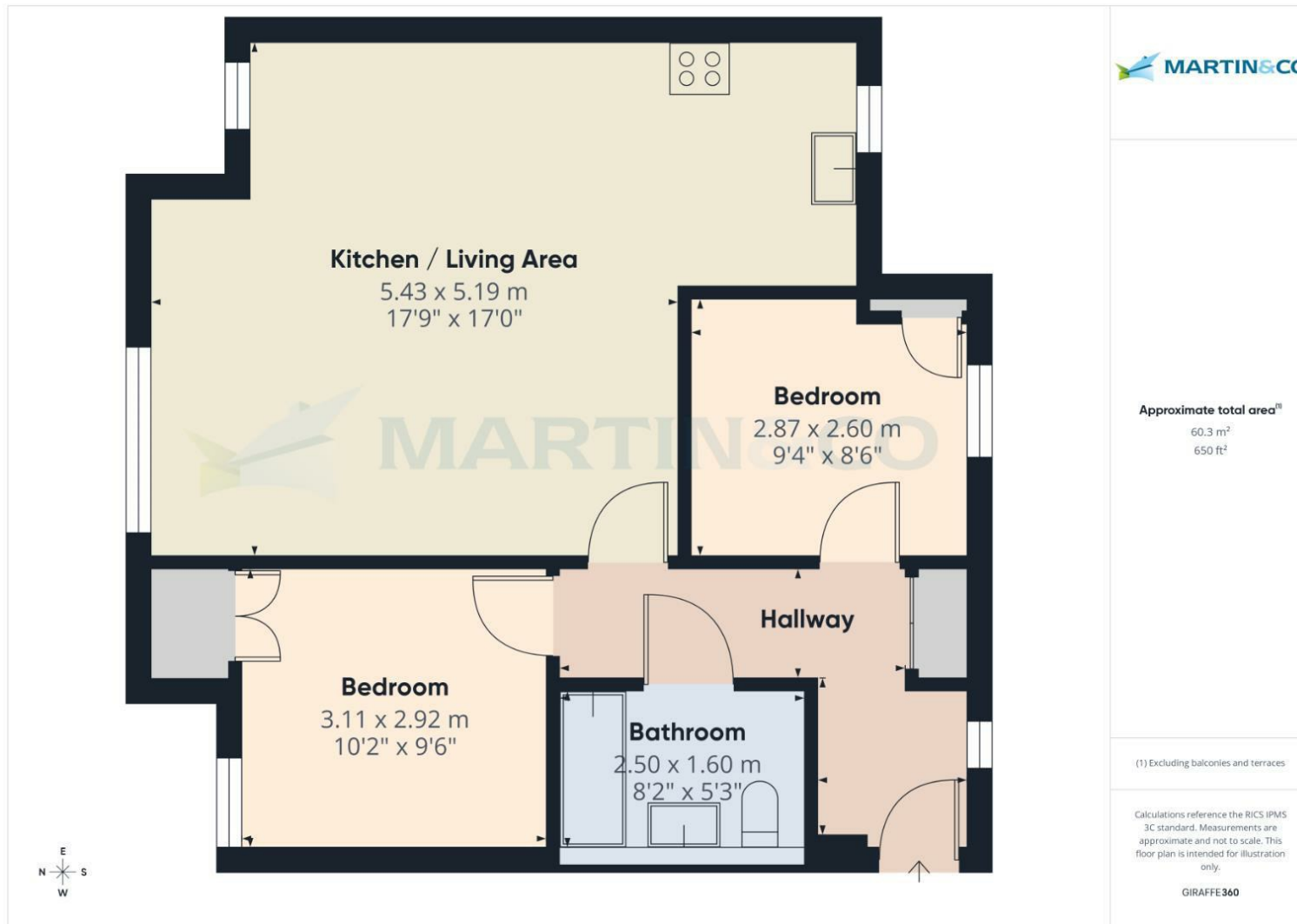
Managing Agent - FirstPort

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Approximate total area<sup>(1)</sup>  
60.3 m<sup>2</sup>  
650 ft<sup>2</sup>

(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



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

