



2 bed apartment to buy in LN3

115 Station Road, Bardney, Lincoln,
Lincolnshire, LN3 5UF

£60,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Character Property
- ✓ First Floor
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ 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 two-bedroom flat is for sale in the Lincoln area and is offered with no onward chain, making it particularly suitable for first time buyers and investors.

The property provides a reception room featuring a fireplace and a separate kitchen, alongside two double bedrooms and a bathroom. The layout offers defined living, cooking and sleeping spaces, with the double bedrooms providing practical accommodation for sharers, a couple, or a small family.

Situated within reach of Lincoln's amenities, the flat benefits from access to local shops, cafés and everyday services in and around the city. Lincoln's historic centre offers a wider range of restaurants, independent retailers and cultural attractions, including Lincoln Cathedral and the Castle area. There are also established walking routes nearby, giving opportunities to enjoy the surrounding countryside and riverside paths.

Public transport links are readily available via Lincoln railway station, which provides direct services to destinations including Nottingham, Sheffield and London Kings Cross (typically around 2 hours via Newark). Local bus networks connect residential areas with the city centre, retail parks and surrounding villages.

The combination of double bedrooms, a separate reception room with fireplace, and convenient access to public transport and local amenities makes this flat a practical option for those seeking a home or investment in the Lincoln area. The absence of an onward chain may also assist buyers looking for a more straightforward purchase timeline.

Auctioneers Comments 1

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.

Auctioneers Comments 2

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.

Auctioneers Comments 3

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 Comments 4

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.

Council Tax Band: A

Tenure: Leasehold

Annual Service Charge Amount: £300.00

Price: Starting Bid £60,000

Property Type: Apartment

Parking: None

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: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Communal Entrance

Stairs leading to the flat

Entrance Hall

A spacious entrance hall giving access to most rooms within the property, Velux window and built in storage

Living Room

3.64m x 5.94m (11'11" x 19'5")

Two double glazed windows to the rear and side aspects and two radiators

Kitchen

2.88m x 2.95m (9'5" x 9'8")

Double glazed window to the rear aspect, a range of wall and base units with worktops, tiled splashback, electric oven and hob with extractor fan, sink with mixer tap, space and plumbing for a washing machine, and a radiator

Master Bedroom

4.24m x 2.93m (13'10" x 9'7")

Double glazed window to the side aspect, and a radiator

Bedroom Two

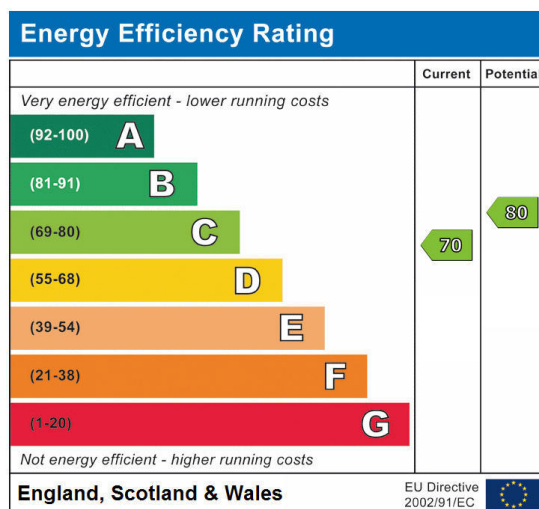
3.42m x 3.20m (11'2" x 10'5")

Double glazed window to the side aspect, and a radiator

Bathroom

2.11m x 3.51m (6'11" x 11'6")

Velux window, bathtub with overhead shower, hand wash basin, WC and a heated towel rail.



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

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