



23 Badminton Way Louth LN11 0YH

£55,000

**JOHN TAYLORS**  
EST. 1859

**FOR SALE BY AUCTION. A purpose built first floor leasehold flat with a term of 125 years from 1989 located on the northern outskirts of the town and requiring a scheme of modernisation. Epc rating C.**

## Rooms

### Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two Golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north east of the city of Lincoln and some 16 miles south of the town of Grimsby.

### Ground Floor Entrance Hall

With UPVC double glazed entrance door and staircase to 1st floor

### Landing

With built-in cupboard housing gas fired combi central heating boiler, thermostat control and three further built-in storage cupboards.

### Lounge

'L' Shape. With radiators and old gas fire. 14'8" x 10'5" (4.48m x 3.17m) & 7'4" x 4'9" (2.28m x 1.5m)

### Kitchen

With modern fitted kitchen comprising wall and base cupboards, stainless steel sink and drainer, space for washing machine, integrated Lamona electric oven and hob, stainless steel extractor hood, granite effect worktops, tiled splashback, radiator. 9'6" x 7'4" (2.95m x 2.28m)



### Bedroom 1

With radiator and Master socket point.

14'2" x 8'7" (4.34m x 2.67m)

### Bedroom 2

With radiator.

8'7" x 7'5" (2.68m x 2.29m)

### Bedroom 3

With radiator.

8'5" x 6'4" (2.6m x 1.97m)

### Shower room

With tiled shower cubicle housing mains fed bar shower, wash basin, radiator and access to roof space.

### WC

With closed coupled toilet

### Outside

With rear garden.

### Services

Understood to have mains water, electricity, gas and drainage. Gas fired central heating.

### Tenure

Long leasehold from 13th February 1989 for a term of 125 years with a service charge understood to be currently £81.60 per annum and a ground rent of £10.

### Council Tax Band

According to the government's online portal the property is currently in Council Tax Band A

### Auction Details:

The sale of this property will be by way of Timed Auction and is being sold as Unconditional with Variable Fee (England and Wales). Bids can be made up until 19th January at 2pm. Binding contracts of sale will be exchanged at the point of sale. All sales are subject to SDL Property Auctions' Buyers Terms.

### Auction Deposit & Fees

Auction Deposit and Fees: The following deposits and non-





refundable auctioneer's fees apply: • 5% deposit (subject to a minimum of £5,000) • Buyer's Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

### **Buyer's Fee**

The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability. There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### **Guide Price & Reserve Price:**

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

### **Additional Information**

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions' home page. This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack.

### **Viewing Arrangements**

Viewing strictly by appointment only through our Louth office. Louth office open: Monday to Friday 9 am to 5 pm. Saturday to 9 am to 1 pm.

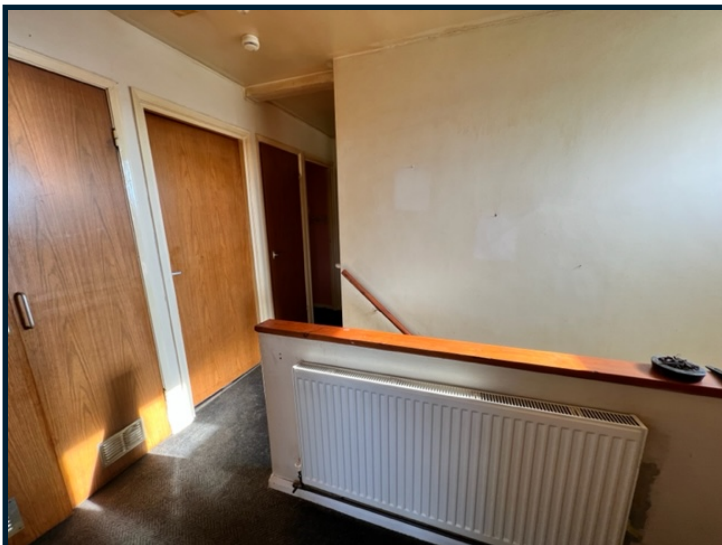
### **Please Note**

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



### **Thinking of Selling?**

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



ENTRANCE

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## John Taylors

14-16 Cornmarket Louth LN11 9PY

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.