

FOR SALE



Block 11 The Mint, Mint Drive, Jewellery Quarter, B18
Asking Price Of £1,900,000


MARTIN&CO

Block 11 The Mint, Mint Drive, Jewellery Quarter, B18

Asking Price Of £1,900,000

- Block of 9 apartments
- 3 x 1 bed & 6 x 2 bed
- 9 parking spaces
- Secure gated development
- 6,681 total sq ft for the apartments not including communal area

A rare opportunity to purchase Block 11 Mint Drive which is a block of 9 apartments and 9 parking spaces. The block consists of 3 x 1 beds & 6 x 2 beds and is being sold as a furnished, tenanted investment achieving £8,125 pcm (£97,500 pa). The apartments are arranged over 3 floors with the ground floor commercial unit already been sold to an owner occupier. The size is 6,681 total sq ft for the apartments not including the communal area. Price per square foot - £284 per sq ft.

LEASEHOLD INFORMATION:

Service Charge - £6,244 pa for the whole block

Ground Rent - £0

Lease Length - 999 years from 22nd July 2013

Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



BUYERS FEE

Buyer's Fee of 1.5% + VAT (1.8% incl VAT) of the purchase price. T&Cs apply.

This property is being offered under Martin & Co's "Secure It Now Exclusivity Package". This is an innovative secure and straightforward way to purchase this property.

Secure It Now Exclusivity Package - How does it work?

Our sellers are motivated and willing to price their properties competitively in order to ensure a fast and secure sale. You can now secure the purchase with a buyer's "Secure It Now Exclusivity fee" of 1.5% + VAT (1.8% incl VAT) which includes:

- * A legally binding contract granting the buyer exclusive rights to purchase the property within a given timeframe (usually 56 days / 8 weeks)
- * Paying the Exclusivity Fee ensures that the seller takes their property off the market as soon as the sale is agreed and reserves it exclusively for you.
- * This prevents the risk of gazumping and helps you avoid losing money and wasting time which most buyers like you may face with the traditional estate agent's approach.

Step 1 - Register your interest

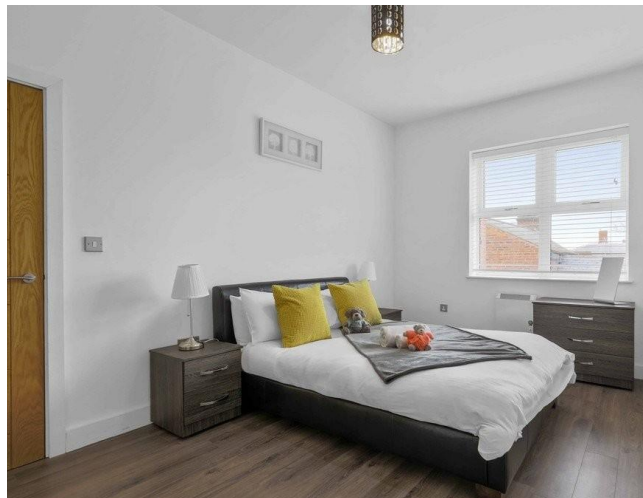
Step 2 - Sort out your finances

Step 3 - Arrange a viewing

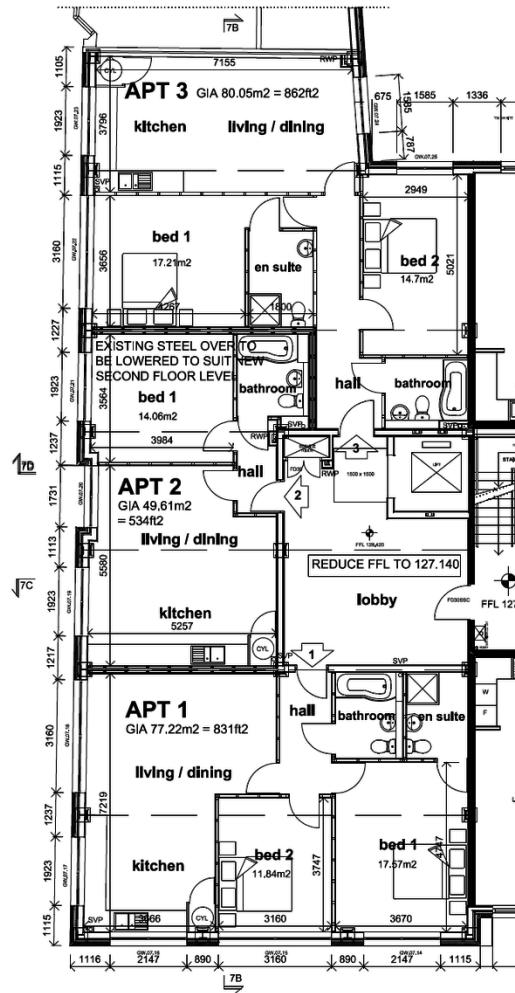
Step 4 - Make an offer

Step 5 - Secure your purchase using our buy and Secure It Now Exclusivity package

Step 6 - Exchange and completion



Floorplan of 1st floor. The 2nd and 3rd floor are identical in layout.



Martin & Co Birmingham City

28 Carver Street • Birmingham • B1 3AS
T: 0121 270 2633 • E: birminghamcity@martinco.com

0121 270 2633

<http://www.martinco.com>



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.