



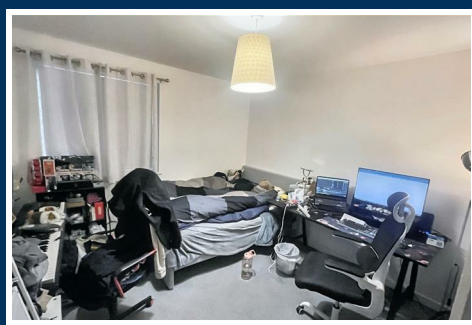
Apartment 61, 38 Ryland Street

Birmingham, B16 8DD

Auction Guide £120,000



****CASH BUYERS ONLY** **BEING SOLD VIA MODERN METHOD OF AUCTION**** A modern and completely refurbished one bedroom, ground floor apartment, located within the Jupiter development. Situated in close proximity to both Brindleyplace and Broad Street with its restaurants and bars. Both New Street and Fiveways train stations and the M6 provide commuter access. The property benefits from a secure underground allocated parking space, residential permit on-street parking, double glazing and electric heating. The accommodation offers: reception hallway, open plan living dining room, kitchen and bedroom. Energy Efficiency Rating C. Viewings are highly recommended and can be arranged via our Moseley office on; 0121 442 4040 or please feel free to visit our website at; www.ricechamberlains.co.uk for further information.



Approach

The property is approached via a wooden door opening into:

Hallway

With door opening into airing cupboard providing useful storage and door opening into:

Bathroom

With a three piece bathroom suite comprising, low flush WC, sink in vanity unit with mixer tap over, bath with mixer tap and shower over, tiling to flooring, ceiling spotlights and central heating towel rail.

Bedroom

11'1" x 10'6" (3.39 x 3.22)

With double glazed window to the front aspect, ceiling light point and built-in wardrobes.

Living/Kitchen

11'9" x 24'6" (3.60 x 7.48)

With laminated to flooring, ceiling light point, double glazed window to the front aspect, wall and base units with built-in washing machine, sink with mixer tap over, electric hob with Electrolux cooker, built-in fridge freezer and wall mounted electric heater.

Pattinson Auction

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.

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

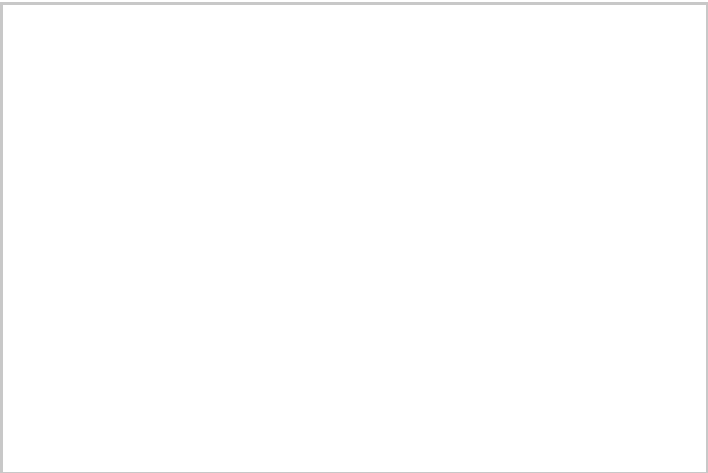
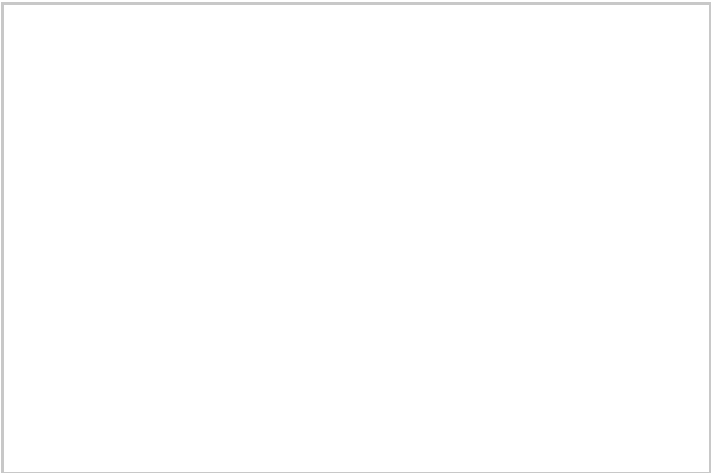
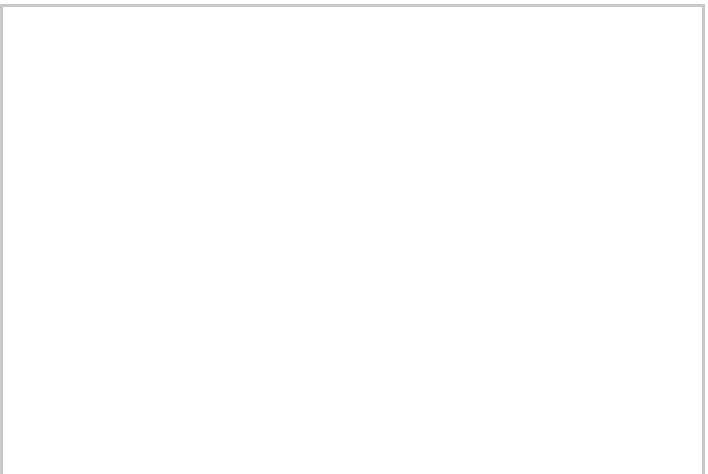
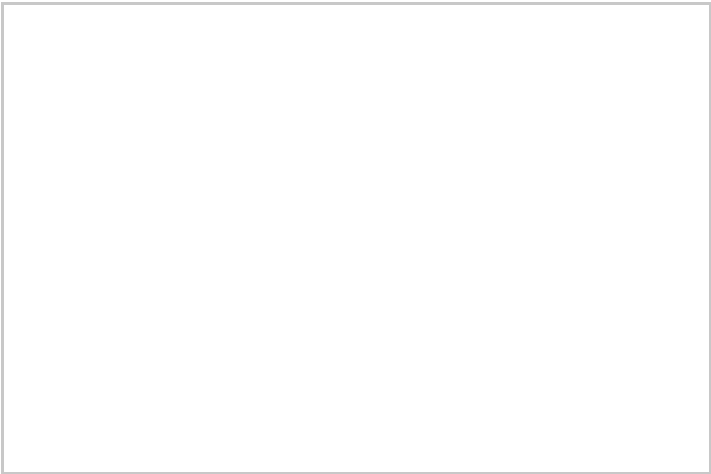
In order to secure the property and ensure

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 6,000 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.

Tenure

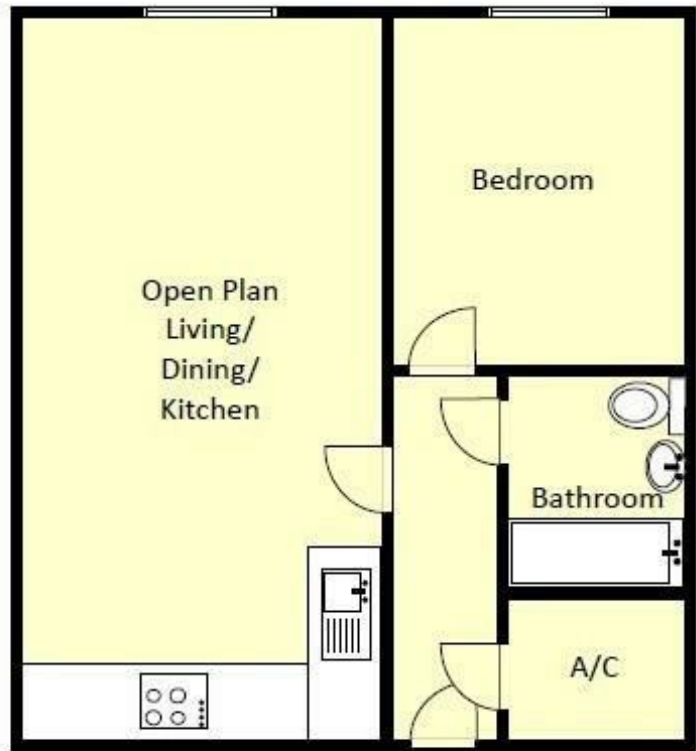
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 106 years, the ground rent is £150 per annum and the service charges are approximately £1,978 per annum (subject to confirmation from your legal representative).





Floor Plan

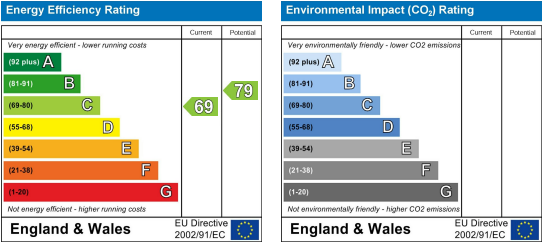
Ryland Street
For illustrative purposes only, NOT to scale.



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.