

for sale

guide price **£80,000**



Highfield Court Highfield Road Dudley DY2 7QQ

**** TWO BEDROOM UPPER FLOOR APARTMENT CURRENTLY HAVING TENANT IN SITU ACHIEVING £825PCM **** Briefly comprising, Lounge, fitted kitchen, two double bedrooms, bathroom, and allocated parking.

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance

Double glazed door to front elevation, intercom system, stairs to accommodation.

Entrance Hallway

Door to side elevation, storage cupboard, airing cupboard housing heating system, radiator, intercom system

Lounge

18' (max) x 9' 10" (max) (5.49m (max) x 3.00m (max))

Double glazed windows to rear elevation, radiator



Kitchen

9' (max) x 7' 11" (2.74m (max) x 2.41m)

A fitted gloss kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink with mixer tap over, integrated fridge / freezer, electric oven, electric hob with extractor over, plumbing for washing machine, double glazed window to rear elevation, radiator.

Bedroom One

13' x 11' 10" (max) (3.96m x 3.61m (max))

Double glazed window to front elevation, radiator

Bedroom Two

12' (max) x 11' (3.66m (max) x 3.35m)

Double glazed window to rear elevation, radiator

Bathroom

Suite to comprise bath with mains shower over, low level WC, was hand basin, tiling, radiator, extractor fan, double glazed window to front elevation.

Outside

Allocated parking space

Lease Information

We have been advised the following Leasehold Tenure Information & Costs :-

125 Years from 1st January 2008,

Current Ground Rent Approximately £840.00 per annum

Current Annual Service Charge of £ 1400.00 per annum

Building Insurance Inclusive

Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor



To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD314448 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1400.00

Ground Rent: 840.00

[view this property online connells.co.uk/Property/DUD314448](https://www.connells.co.uk/Property/DUD314448)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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