



**Kendal Tower, Malins Road, Birmingham, B17 0JY**



**welcome to**

**Kendal Tower, Malins Road, Birmingham**

\*\*\* CASH BUYERS ONLY \*\*\* GREAT INVESTMENT OPPORTUNITY \*\*\* PRIME HARBORNE LOCATION \*\*\* BEAUTIFULLY PRESENTED FIRST FLOOR FLAT \*\*\* ONE BEDROOM \*\*\* LIVING ROOM \*\*\* KITCHEN \*\*\* BATHROOM \*\*\* WALKING DISTANCE TO THE QUEEN ELIZABETH HOSPITAL \*\*\*



### **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 £300 inc VAT towards the preparation cost of the pack.

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.

### **Entrance Hall**

Radiator

### **Living Room**

12' 4" x 14' 1" ( 3.76m x 4.29m )

With double glazed windows to the front, an electric fire and a central heating radiator.

### **Kitchen**

9' 8" x 16' 4" ( 2.95m x 4.98m )

With a range of wall and base units, a sink/drainer, an electric hob and oven, plumbing for a dishwasher, double glazed windows to the front and a radiator.

### **Bathroom**

With a w/c, sink, bath with mixer taps and a radiator.

### **Agent Note**

The Council Tax Band is A. The length of the lease is 125 years from and including 4th September 2017.



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## Kendal Tower, Malins Road, Birmingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CASH BUYERS ONLY
- Beautifully presented first floor flat

Tenure: Leasehold EPC Rating: D

guide price

**£65,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HBN110925 - 0002

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