

for sale

guide price **£65,000**



Park Road North Birmingham B6 5UJ

EMPTY AND OFFERING NO UPWARD CHAIN - A ONE BEDROOM APARTMENT WITH PARKING located in Aston, Birmingham. NEWLY RENOVATED and a fantastic INVESTMENT opportunity or FIRST TIME PURCHASE Viewings highly recommended!



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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 £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



Storage housing boiler. Intercom system and newly installed electrical consumer unit. New laminated flooring and light fixture

Lounge

10' 9" x 13' 9" (3.28m x 4.19m)

Spacious living room with double glazed window to front. New laminate flooring, fire surround and new light fixture.

Kitchen

Kitchen comprising of a range of wall and base units, sink and drainer. Integrated oven and hob. Newly tiled flooring, partly tiled walls, new light fixture and extractor fan

Bedroom

13' 8" x 9' 10" (4.17m x 3.00m)

Bathroom

Newly tiled flooring, Partly tiled, paneled bath with shower over head. W/C wash hand basin. New Extractor fan

Agents Note Lease Info

Lease 120 years from 24 June 1983.

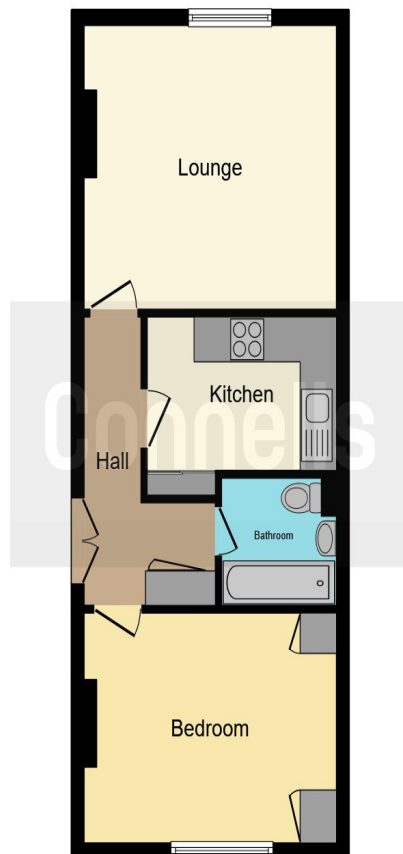
Service Charge - £1500 per year (i.e April 2023 to March 2024).

Ground Rent - £50 per year.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Property Ref: DIG110913 - 0002

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/DIG110913

This is a Leasehold property with details as follows; Term of Lease 120 years from 24 Jun 1983. 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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