



Compass Court, Norfolk Street, Coventry CV1 3LJ
Guide Price £60,000

archerbassett
LETTINGS AND SALES

FOR SALE VIA SECURE SALE WITH ONLINE BIDDING - TERMS & CONDITIONS APPLY - STARTING BID £60,000 Requiring some cosmetic refurbishment this spacious ground floor studio flat is within easy walking distance to the city centre and benefits from double glazing and central heating throughout. Comprises of lounge/bed sitting room with recessed hanging space & storage, separate fitted kitchen with a range of white wall & base units and the bathroom has a white suite incorporating W/C, hand wash and a bath with shower over. Other features includes communal grounds and a carport to the front for parking. This studio would make an ideal investment and has the potential to achieve a rental income of around £7200PA.

Entrance Hall

3'6" x 8'6" (1.07m x 2.61m)

Entrance hall with GCH radiator and generous storage cupboard.

Bed Sitting Room

16'11" x 10'0" max (5.16m x 3.07m max)

Bedsitting room with dual aspect double glazed windows, radiator & recessed area with hanging space / storage.

Kitchen

9'3" x 5'10" (2.83m x 1.79m)

Fitted kitchen with a range of fitted wall and base units, double glazed window

Bathroom

7'11" x 4'9" (2.43m x 1.45m)

Bathroom with white suite, electric shower over bath and heated towel rail.

Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

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 Auctioneers or the Marketing Agents website.

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

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.

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.

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 of 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 your 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.

Floor Plan



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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