

for sale

guide price **£75,000** Leasehold



Metropolitan Lofts Parsons Street Dudley DY1 1JE

BUY TO LET LANDLORD ONLY -- TENANT PAYING £700PCM -- Great Opportunity To Purchase a 3rd Floor Penthouse Apartment within easy Walking Distance of Dudley Town Centre. Offering the benefit of Double Glazing, Electric Heating, Lift Service, security entrance doors.

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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.

Reception Hall

Open Plan Lounge / Kitchen

Lounge

16' 1" x 10' 3" (4.90m x 3.12m)

Fitted Kitchen

10' 3" x 8' (3.12m x 2.44m)

Bedroom One

10' 8" x 9' 1" (3.25m x 2.77m)

Bedroom Two

9' 1" x 9' 1" (2.77m x 2.77m)

Family Bathroom

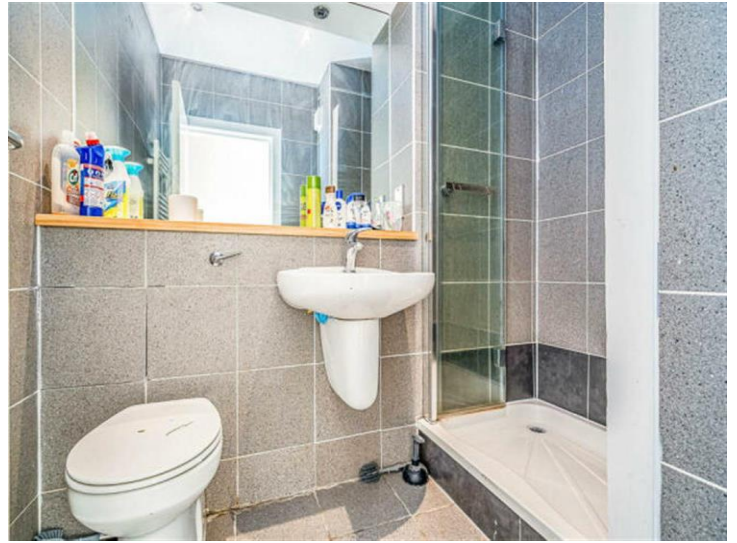
Council Tax Band - A

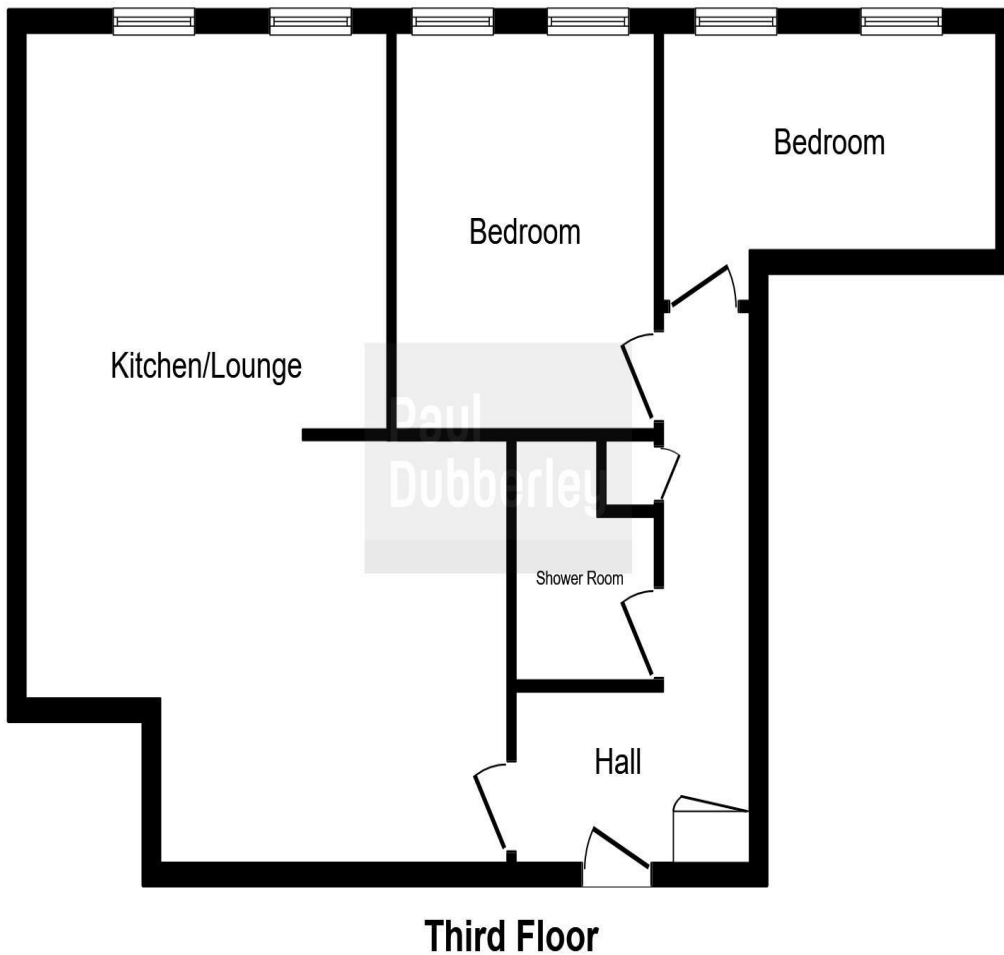
Current Leasehold Charges

Ground rent - £250 pa

Service Charge - £3152 pa







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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To view this property please contact Paul Dubberley on

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Property Ref: PTI104239 - 0002

Tenure: Leasehold

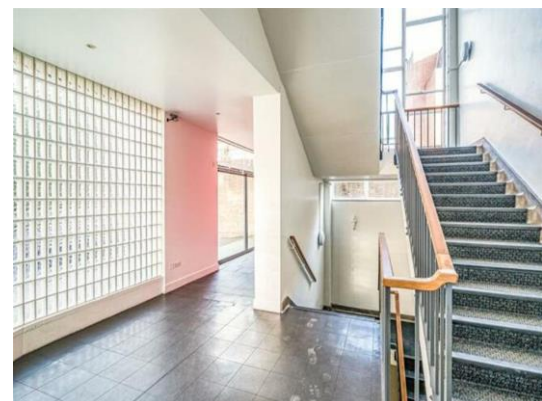
EPC Rating: D

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This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2001. 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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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