



Castle Court The Minories, Dudley DY2 8PG



welcome to

Castle Court The Minories, Dudley

A fabulous opportunity for investors!

This two double bedroom apartment located in Dudley Town Centre is not one to missed! Having local transport links including the Metro Line, amenities, schools and a short commute to Duncan Edwards Leisure Centre,

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

Having intercom and storage cupboard housing tank.

Lounge/ Kitchen

19' 8" x 14' 6" (5.99m x 4.42m)
Double glazed window to front, wall and base level units, sink with mixer tap, built in oven, hob, fan, washing machine, fridge and freezer and electric radiator.

Bedroom One

11' 8" x 10' 2" (3.56m x 3.10m)
Double glazed window to front and electric radiator.

Bedroom Two

11' 8" x 10' 1" (3.56m x 3.07m)
Double glazed window to front and electric radiator.

Bathroom

10' 4" x 7' 6" (3.15m x 2.29m)
Having bath with shower over, wash hand basin, WC and heated towel rail.

Agents Notes

Council Tax Band: A

The vendor has informed us that the Ground Rent is currently £250 per annum and the Service Charge is £2,026 per annum.

The lease has approximately 243 years left to run.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOURTH FLOOR APARTMENT
- RECENTLY REFURBISHED

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£75,000



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.

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Property Ref:
DLY104976 - 0005

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