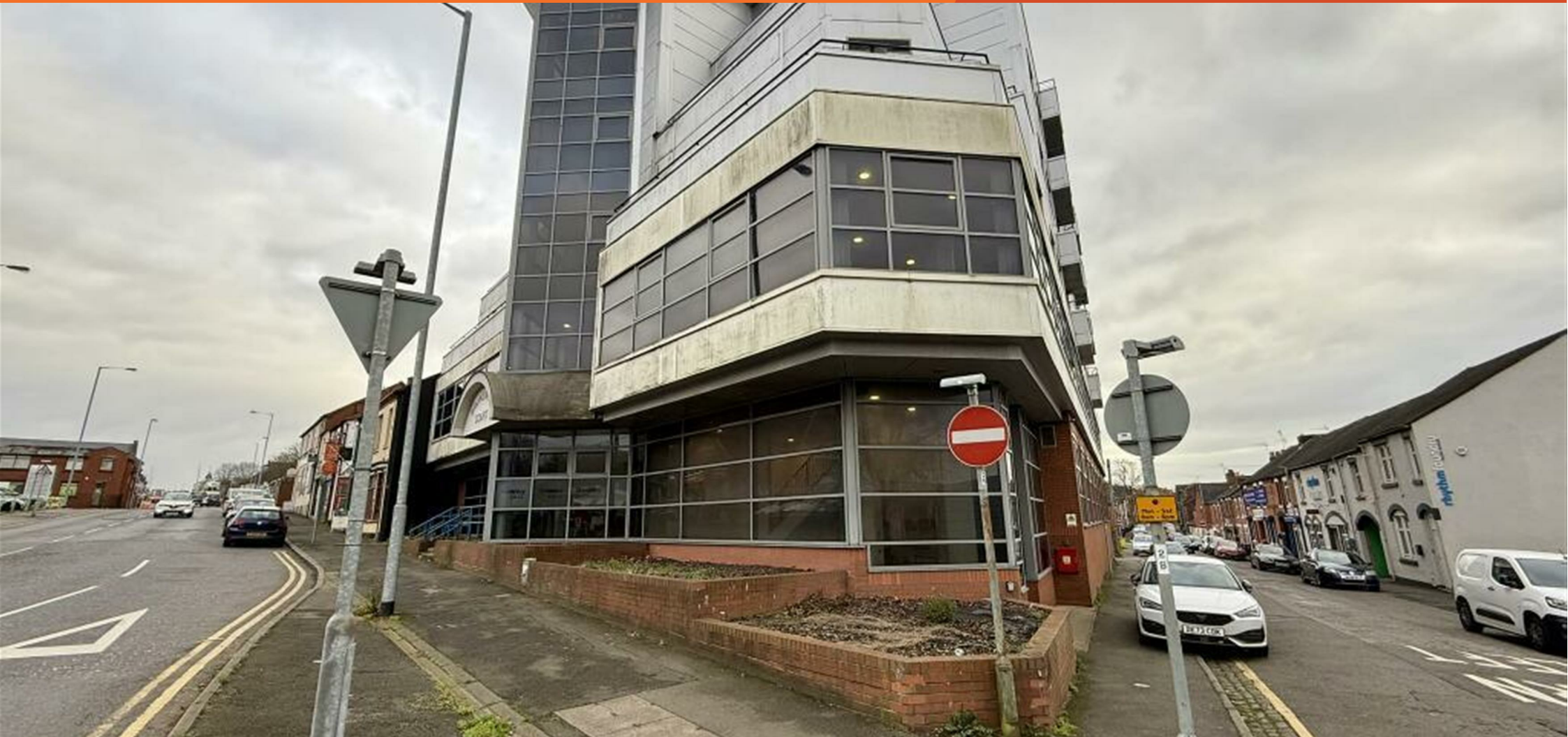


Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Brunswick Court Brunswick Street, Newcastle, ST5 1HH

Auction Guide

£40,000

- For sale via Online national auction on 13th JANUARY 1.00pm until 14th JANUARY 1.00pm

- 2 BED SECOND FLOOR APARTMENT

- BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)

- POPULAR LOCATION

- GUIDE PRICE £40,000

- GREAT INVESTMENT OPPORTUNITY

- PRE & POST AUCTION OFFERS WELCOME

- POTENTIAL RENT OF £850 PCM

TWO BEDROOM SECOND FLOOR APARTMENT

For sale via Online national auction on 13th JANUARY 1.00pm until 14th JANUARY 1.00pm

We welcome this TWO bedroom Apartment to Auction which holds a great investment opportunity. Currently being SOLD vacant, this property is ideal for first time investor or someone wanting to add to their already successful portfolio.

The Second Floor Apartment has Hallway, lounge/diner/Kitchen, bathroom, two double bedrooms.

This property is located in Newcastle Under Lyme town centre. Ideal Location for Royal Stoke University Hospital, Keele University and Bet365.

For more information please contact us



TENURE

999 year lease from 2006.


The ground rent is £100 per annum

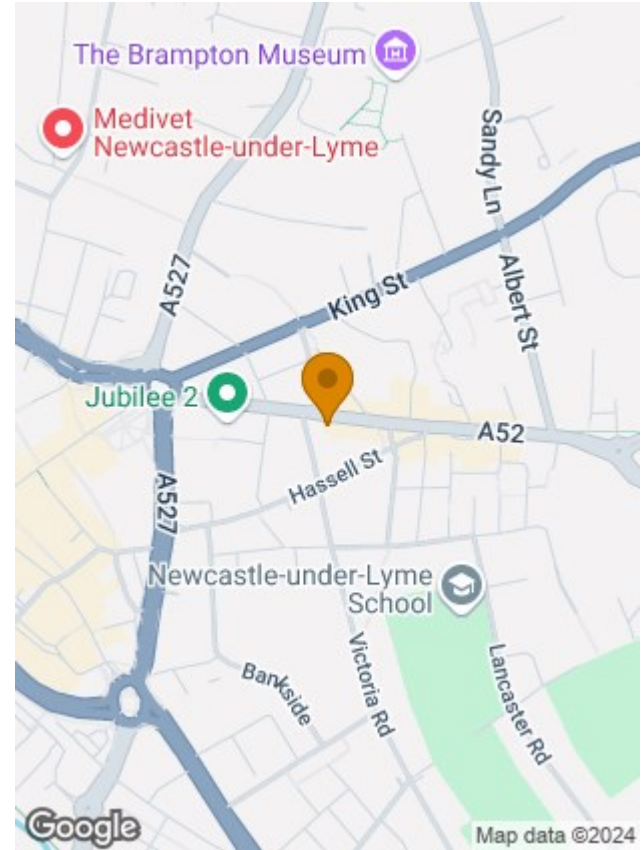
Current service charge is £173.42 per month.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(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 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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