

HUNTERS[®]

HERE TO GET *you* THERE



Ravenshaw Court, Four Ashes

Bentley Heath, Solihull, B93 8NA

Auction Guide £70,000



Council Tax: D



25 Ravenshaw Court, Four Ashes Road,

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DESCRIPTION & LOCATION

Ravenshaw Court is a McCarthy and Stone Assisted Living Development comprising of some 60 apartments located on the outskirts of Knowle and Dorridge and within three miles of Solihull town centre. The development is for over 70's and has a 24/7 on site manager, residents lounge and restaurant and, as part of the service charge, an hour cleaning a week.

Communal front entrance with security-controlled access has sliding front doors opening to the Reception with Managers Desk and walkway through to the resident's communal lounge with doors out to the well-maintained communal gardens which has a seating area and enjoys a true southerly aspect. The entrance also leads the residents communal dining room with on-site catering facilities. It also benefits from 24 hours call system and lift access.

Local amenities are available in Bentley Heath, Dorridge and Knowle, with Solihull also within three miles. The nearest railway stations are Dorridge and Widney Manor.

Auction Information

This property is for sale by Online Auction. The Online Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendor's solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee called a Buyer's Premium. This secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

General Information:
Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer but will be given 56 working days in which to complete the transaction, from the date the Draft Contract is issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer reserve the property to the buyer during the Reservation Period and are paid in addition to the purchase price and are

considered within calculations for Stamp Duty Land Tax. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from our website or requested from our Auction Department.

Buyer Fees

- Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 3.6% of the purchase price including VAT (this is subject to a minimum amount of £6,600 including VAT) and a Legal Pack fee of £372 including VAT. This secures the transaction and takes the property off the market.
- Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland.

Material information:

The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well.

Key Features:

- Being Sold by GOTO Online Auction
- Buy-it-now Option available
- Buyer's fees apply

ENTRANCE

The property is accessed via a communal Entrance Hall with lift to the spacious one bedroom first floor retirement apartment.

FIRST FLOOR LANDING LEADS TO

Reception Hall, Lounge/Dining Room, Fitted Kitchen, Bedroom with walk-in wardrobe, Fully Tiled Wet Room/Shower Room. Electric Under Floor Heating.

RECEPTION HALL

Front door leads into the Reception Hall having two useful storage cupboard off.

LOUNGE / DINING ROOM

22'6" x 12'11" (6.87m x 3.95m)

Having French doors leading to Juliet style balcony enjoying views to the communal grounds.

KITCHEN

9'10" x 7'2" (3.01m x 2.20m)

Having fitted range of matching wall and base units with tiled splashbacks, stainless sink unit with window over, electric hob with extractor above, electric oven, and tiled floor.

BEDROOM

13'5" x 11'11" (4.11m x 3.65m)

Having walk-in wardrobe off and window overlooking communal grounds.

Tel: 01564 770707

WET ROOM

10'9" x 8'8" (3.28m x 2.66m)

Having wash hand basin set in vanity unit with two drawers below, low level WC and fitted shower wall fitting with curtain and rail surround. Also being fully tiled to walls and having non-slip vinyl flooring.

OUTSIDE

The property has access to the communal gardens. Visitor parking is available on-site.

GENERAL

TENURE

The Agent understands that the property is Leasehold. Lease term: 125 years from 1st June 2015. Ground rent : £510pa. Ground rent review: June 2030. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D.

SERVICE CHARGE

Service charge: £722.45 per month

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

SERVICES

Hunters understands from the vendor that mains drainage, electricity and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Total floor area 68.4 sq.m. (736 sq.ft.) approx

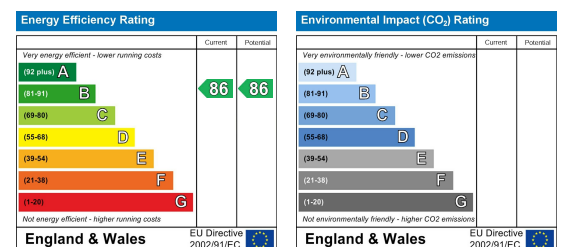
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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