



Harcourt House, Lichfield Street, Tamworth

Harcourt House, Lichfield Street, Tamworth, B79 7BL

for sale guide price
£65,000



Property Description

Harcourt House lies south of Lichfield Street in Tamworth. Set near the banks of the Anker and Tame, the property has a prime location to take advantage of stunning views across Tamworth, including Tamworth Castle.

The property is located on the 14th floor and is offered with no onward chain. With some refurbishment, this could become a real gem! The home has a secure entrance hall with both stairs and a lift to the property. The apartment itself consists of an entrance hall, large lounge and balcony, kitchen, bathroom and bedroom.

Call us today for more information and to see inside!

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.

Communal Hallway

Secure entrance hallway with stairs to the fourteenth floor.

Entrance Hallway

Electric wall heater and all doors off to:

Lounge

14' 7" x 11' (4.45m x 3.35m)

Double glazed window to front elevation, door out to balcony and electric storage heater.

Kitchen

11' 11" x 6' 11" (3.63m x 2.11m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, storage cupboard, space and connections for appliances.

Balcony

Panoramic views across the river.



Bedroom One

11' 10" x 11' 2" (3.61m x 3.40m)

Double glazed window to side elevation and electric wall heater.

Bathroom

Panelled bath, W.C and wash hand basin.









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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1 Bolebridge Street
 TAMWORTH B79 7PA

EPC Rating: E Council Tax
 Band: A

Service Charge: 440.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Jan 2002. 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.

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