



Norland House, Rushworth Close, Tamworth



Property Description

Set on a popular new development close to Ventura Retail Park, this two bedroom apartment is offered for sale with no onward chain. Featuring a well presented living space and an open plan kitchen area, the property is well decorated and has a good rental track record. This home would be perfect for first time buyers, downsizers or someone looking to start or add to their rental portfolio.

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.

Hallway

Three built in cupboards including one with power and lighting.

Living Space / Kitchen

11' 4" max x 20' 7" (3.45m max x 6.27m)

Double glazed window to the rear, double glazed Juliette balcony to the front, integrated fixtures and fittings including an electric oven, gas hob and dishwasher.

Bedroom One

11' 6" max to recess x 9' 9" (3.51m max to recess x 2.97m)

Double glazed window to the front, central heating radiator.

Bedroom Two

9' 10" x 6' 6" (3.00m x 1.98m)

Double glazed window to the front and central heating radiator.

Bathroom

Paneled bath with screen over, low level flush w.c., wash hand basin and double glazed window to the rear.



To view this property please contact Burchell Edwards on

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1 Bolebridge Street
TAMWORTH B79 7PA

EPC Rating: B Council Tax
Band: B

Service Charge:
1400.00

Ground Rent:
125.00

Tenure: Leasehold

view this property online [burchelledwards.co.uk/Property/TAM207205](https://www.burchelledwards.co.uk/Property/TAM207205)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2022. 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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