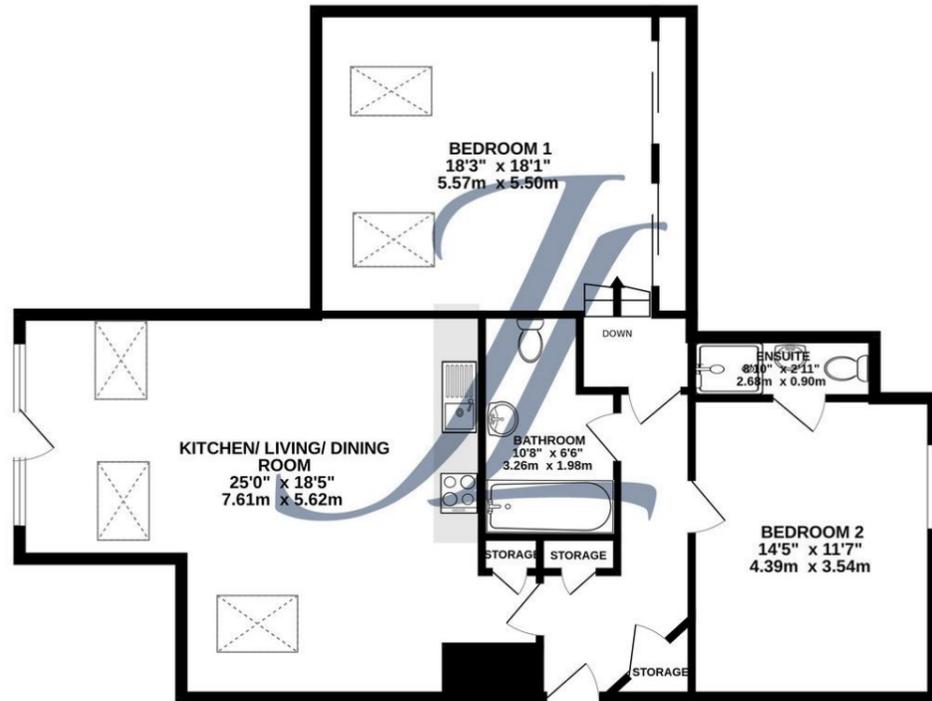




Floor Layout

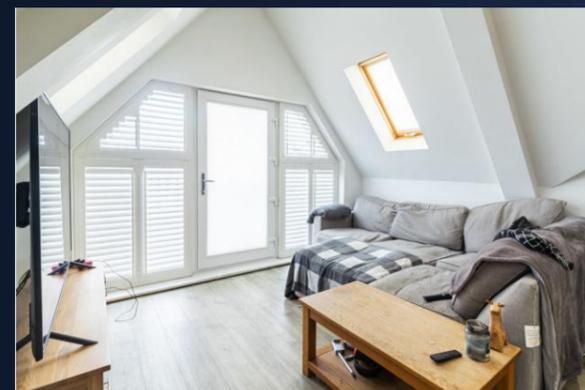
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

Total approx. floor area 989 sq ft (92 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Montague House

Edgbaston

B16 9HR

Auction Guide Price **£180,000**

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- BID ON ME
- Buyers fees apply



Montague House,
Montague Road, Edgbaston, B16 9HR
Auction Guide Price £200,000



Property Description

AUCTIONEER'S COMMENTS This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
 If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
 A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
 The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
 Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

DESCRIPTION This third floor apartment is located in Montague House which is a secure gated development in the heart of Edgbaston. This is the perfect spot for those of you that enjoy peace and quiet, yet do not wish to be far away from the action. You would never guess that the hustle and bustle of the City Centre and Harborne High Street with its array of shops, bars and restaurants are within such easy reach.

LOCATION Edgbaston traditionally has a reputation for being one of the most upmarket and affluent parts of Birmingham or "where the trees begin". In the 19th century, the area was under the control of the Gough-Calthorpe family who refused to allow factories or warehouses to be built in Edgbaston, thus making it an attractive place to live.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware



appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - D

Service Charge - £3,372.00 Per Annum

Ground Rent - £275.00 Per Annum

Ground Rent Review Period - TBC

Length of Lease - 117 Years Remaining

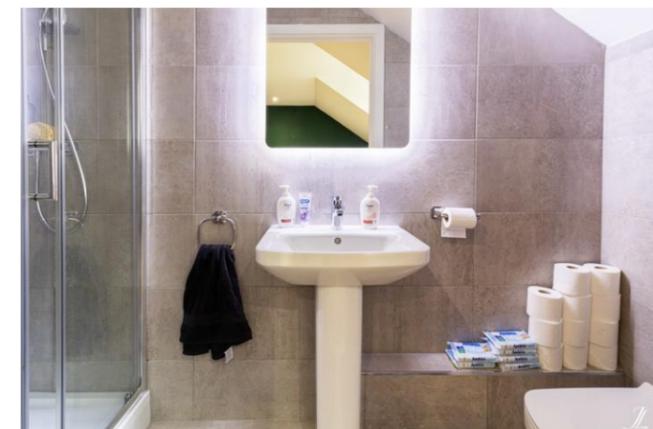
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing of this property:

Call:
 0121 4565454

Email:
 edgbaston@jameslaurenceuk.com

