

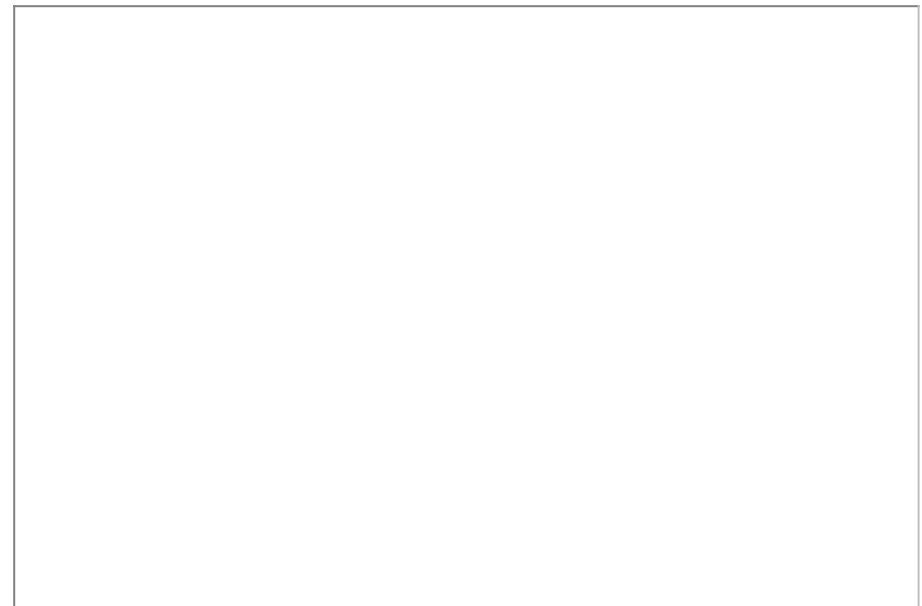


Taylors

KINGSWINFORD, 51 Larch House, High Street

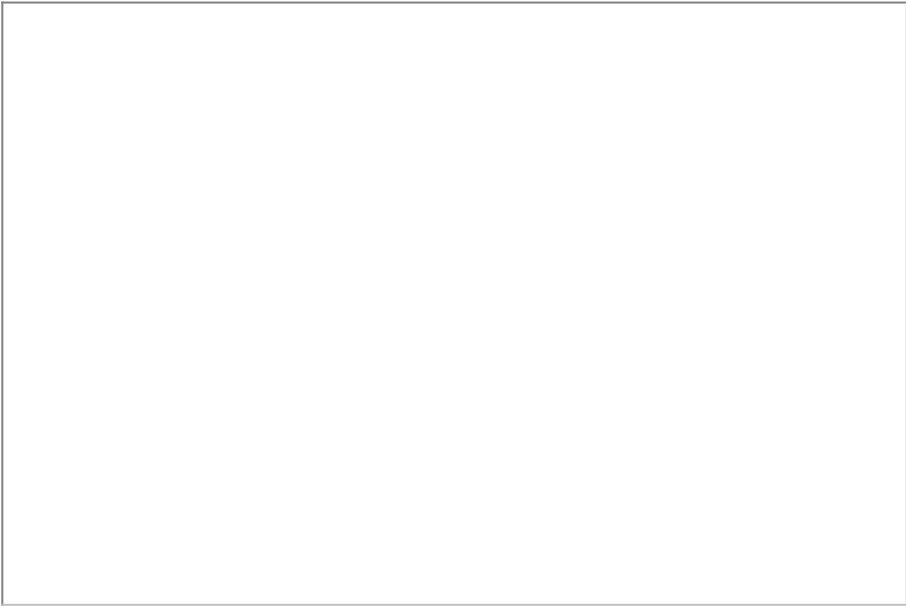
Guide Price £55,000

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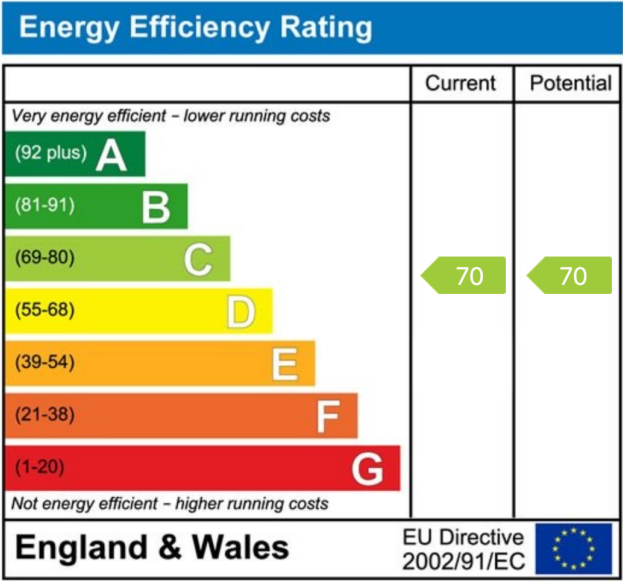


This property is for sale by Modern Method of Auction and viewers/ bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding. The buyer will sign a Reservation Agreement and make payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Buyer also pays £349 inc VAT for a Buyer Information Pack which viewers should review fully before bidding. Where services are recommended, the Agent or Auctioneer will be paid for the recommendation. Recommended services are optional.

**** CASH BUYERS ONLY**** Tenant in situ (£825.00 per calendar month) on a non qualifying leaseholder basis. This THIRD FLOOR APARTMENT is within walking distance of Kingswinford's village shops, park and amenities. The accommodation offers a GENEROUS layout, comprising: Entrance Hall, OPEN PLAN Fitted Kitchen with appliances, Dining Space through to Lounge area, TWO GOOD BEDROOMS and Bathroom. The apartment is accessed via a secure ground floor lobby with intercom and both lifts and stairs. There is an allocated RESIDENT CAR PARKING SPACE and shared VISITOR PARKING SPACES. Leasehold - approx 116 years remaining. Ground rent currently £350.00 per annum, reviewed every 5 years. Service charge currently: £1978.13 per annum, reviewed yearly. Construction: sectional concrete. Services: mains electric, water and drainage connected. Council Tax Band - A. EPC: C. KINGSWINFORD OFFICE.



- SPACIOUS APARTMENT
- TWO BEDROOMS
- THIRD FLOOR
- OPEN PLAN LAYOUT
- KITCHEN WITH BUILT IN APPLIANCES
- ALLOCATED PARKING SPACE
- SHARED VISITOR PARKING SPACES
- CLOSE TO PARK AND VILLAGE AMENITIES



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.