



1 bed apartment to buy in DY5

Waterfront West, Brierley Hill, ., ., DY5 1LZ

£40,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Highly Desirable Location
- ✓ Being Sold With A Sitting Tenant
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTP (fibre to the premises)**
- ✓ Mobile signal: **Good**

Description

Being Sold Via Secure Sale Online Bidding. Terms & Conditions Apply.

□□Pattinson Auction in connection with G&T Properties Are Proud To Offer This Fantastic AUCTION Opportunity, A Well-Presented 1 Bed Apartment Situated Within A Highly Desirable Residential Building And Being Sold With A Tenant In Situ. Offered With NO CHAIN, This Property Presents An Excellent Investment Opportunity With Existing Rental Income, Allocated Parking And A Convenient Location Close To Local Shops, Amenities And Excellent Transport Links.

This Property Briefly Compromises Of:

□□ Welcoming Entrance Providing Access To The Main Accommodation,

□□ Open-Plan Kitchen/Lounge Creating A Bright And Sociable Living Space, Perfect For Relaxing And Entertaining. The Kitchen Offers A Practical Layout For Everyday Cooking, While The Open-Plan Design Provides A Modern Feel Throughout,

□□ Large Double Bedroom Offering Excellent Space For A Range Of Bedroom Furniture And Providing A Comfortable Private Retreat,

□□ Modern Family Bathroom Featuring A Stylish White Suite And Contemporary Fixtures And Fittings,

□□ Allocated Parking Space Providing Convenient And Secure Off-Road Parking.

□□ Additional Features

□□ AUCTION PROPERTY,

□□ SOLD WITH TENANT IN SITU,

□□ NO CHAIN,

□□ Excellent Investment Opportunity,

□□ Highly Desirable Residential Building,

□□ Allocated Parking,

□□ Close To Local Shops, Amenities And Excellent Transport Links.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 115

Annual Ground Rent Amount: £360.00

Annual Service Charge Amount: £2,600.00

Price: Starting Bid £40,000

Property Type: Apartment

Parking: Residents

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Apartment 305, Landmark, Brierley Hill, DY5 1LZ



Floor Plan

Total floor area: 45.4 sq.m. (489 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Waterfront West, Brierley Hill, ., ., DY5 1LZ

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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