

Lee Bank Middleway, Edgbaston, Birmingham

2 Bedroom Flat - Duplex

£99,000



FOR SALE

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LETTINGS AND SALES







Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £99,000

A spacious two bedroom duplex apartment on the popular Park Central development in Edgbaston, briefly comprising of hallway, utility room with WC, storage room, open plan lounge/diner, separate fitted kitchen, spiral staircase to first floor landing, good sized principle bedroom with en-suite shower room, a further good sized double bedroom with access to a Jack & Jill bathroom. The property is ideally positioned for access to Birmingham's excellent transport network, with numerous tram, bus and train links nearby, as well as easy access to major road and motorway connections. There is a wide range of entertainment and leisure facilities close by, including Broadway Plaza, while Broad Street and Brindley Place are just a short walk away. Birmingham New Street station and the Bullring shopping centre are also within easy reach, making this an excellent location for both city living and commuting.

Open plan lounge / diner
A spacious open plan lounge / dining room having two Juliette balconies and a spiral staircase to the first floor

Kitchen
Separate fitted kitchen

Utility Room / WC
white WC and hand basin and plumbing for washing machine

Bedroom 1
Spacious double bedroom with Juliette balcony and en-suite shower room

En-suite Shower Room
Tiled floor, double shower cubicle, white WC and hand basin

Bedroom 2
Double bedroom with Juliette balcony and access to the Jack & Jill bathroom

Jack & Jill Bathroom
Tiled floor with white bath, WC and hand basin

Tenure - Leasehold.
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings.
Viewings are strictly by appointment only via Archer Bassett.

Auctioneers Additional Comments
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.

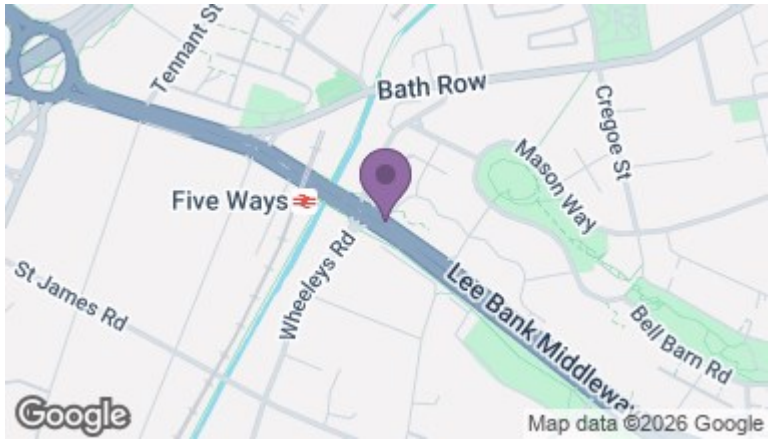
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.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

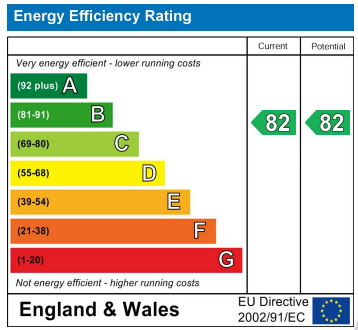
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable 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.



Total area: approx. 111.5 sq. metres (1199.7 sq. feet)





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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser.
Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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