

## Property Description

\*\*\*Please note this property is open to both cash and mortgage buyers\*\*\*

A beautiful and surprisingly large ground floor two bedroom apartment in the private Gables development in the heart of Balsall Common. Close to amenities, schools and Berkswell train station, and finished to a high specification throughout, this is the perfect opportunity for first time buyers and investors alike. No Chain

## 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.

## Approach

Entrance to the communal foyer is gained via key and keypad entry system.

## Entrance Hallway

Cupboard housing the central heating boiler.

## Lounge/Kitchen/Diner

23' x 16' 4" ( 7.01m x 4.98m )

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include integral automatic washing machine, dishwasher, fridge freezer, electric/gas oven with four ring gas hob with cooker hood above and undercounter lights. Window to the front, two patio doors leading to communal patio area.

## Bedroom One

11' 5" Max x 10' 10" ( 3.48m Max x 3.30m )

Fitted wardrobes providing hanging and shelving space, window to the rear, door through to:

## En-Suite

Fitted with a suite comprising low-level WC, wash hand basin, shower cubicle with electric shower fitted, shaver point and extra extractor fan.

## Bedroom Two

10' 2" x 9' 11" ( 3.10m x 3.02m )

Fitted wardrobes providing hanging and shelving space, window to the rear.

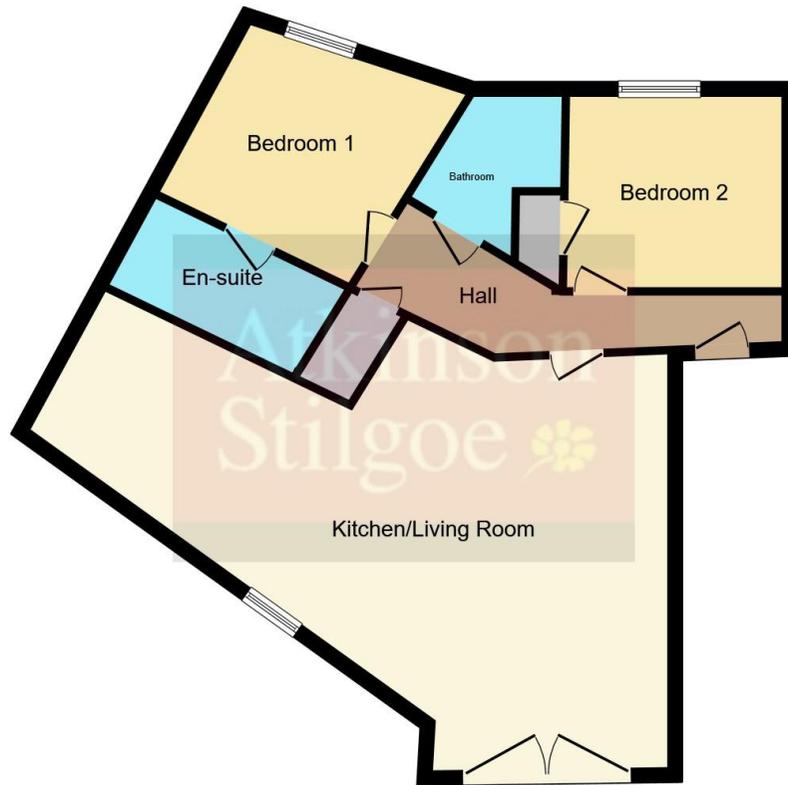
## Family Bathroom

Fitted with a sweet comprising wall hung WC, wash hand basin, bath with mixer tap and showerhead attachment, shaver point and extra extractor fan.

## Communal Area

The carpark has allocated parking, is accessed by remote automatic electric gates with a guest intercom.





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common  
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EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 2784.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106345](http://atkinsonstilgoe.co.uk/Property/BAL106345)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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