



1 bed apartment to buy in B15

1 Lexington Gardens, Birmingham, West Midlands, B15 2DU

£135,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 6th Floor Apartment
- ✓ Secure Allocated Underground Car Parking Space
- ✓ Walking Distance To New Street Station
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted.

Ultimately a transparent process which provides speed, security and certainty for all parties.

OWNER-LIVED, BEAUTIFULLY MAINTAINED, ONE DOUBLE BEDROOM, 6th FLOOR APARTMENT WITH SECURE ALLOCATED UNDERCROFT PARKING, IN SOUGHT AFTER PARK CENTRAL LOCATION -

A superb one bedroom apartment situated directly opposite the popular Moonlit recreational park; being conveniently located within 15 minute-walk of New Street Train Station and the Bullring Shopping Centre.

Roosevelt Apartments provides the perfect balance of city convenience and residential comfort. Ideal for professionals, first-time buyers, or investors

Secure cycle store

Secure, undercroft, allocated car parking

Communal landscaped courtyard gardens

General

Walls & ceilings white emulsion finish

White glass door linings, skirting and architraves

Timber effect vinyl flooring to living/dining, kitchen area, hall and bathrooms

Polished chrome door furniture

Double glazing throughout

Entrance Hall

Door to storage and a free-standing Bosch washer / dryer in hall cupboard

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.

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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 of 6% inc VAT (subject to a minimum of 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: A

Tenure: Leasehold

Length of Lease: 244

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £1,700.00

Price: Starting Bid £135,000

Property Type: Apartment

Parking: Allocated

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: Level access

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Living Room

4.10m x 4.70m (13'5" x 15'5")

Kitchen

2.60m x 1.80m (8'6" x 5'10")

Paula Rosa Manhattan kitchen units in porcelain white with brushed nickel handles

40mm post formed worktops in white Ipanema

Low energy underlighting to wall units

Stainless steel 1.5 bowl sink with Hansgrohe single lever mixer top

Integrated appliances to include:

Bosch fan assisted electric oven

Recirculating extractor hood

Bosch four ring ceramic hob

Fridge freezer

Bosch slimline dishwasher

Wall-mounted heater

Juliet balcony

Bedroom 1

2.90m x 4.50m (9'6" x 14'9")

Double bedroom

Fully fitted gravel stone carpet with underlay – well-maintained as the owner never worn shoes indoors

Mirror door fitted double wardrobe

Bathroom

Porcelanosa wall and feature wall tiling in light grey

Roca (Gap Range) white bathroom suite with shower tray at bath

Folding curved glass bath screen with silver frame and Hansgrohe thermostatic bath/shower mixer for wall mounted hand shower

Chrome plated heated towel rail



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

1 Lexington Gardens, Birmingham, West Midlands, B15 2DU

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

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