

1 bed apartment to buy in CV4

Gramercy Park, Coventry, West Midlands, CV4 9AE

£90,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- INVESTMENT OPPURTUNITY - TENANT IN SITU
- CURRENT RENATL INCOME OF £9000 P.A
- EPC Rating B

Key Information

- Council Tax: Band A
- EPC Rating: B
- 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.

* INVESTMENT OPPURTUNITY - TENANT IN SITU - RENTAL INCOME £9000PA -This well presented first floor one bedroom apartment is for sale as an ongoing investment and comes with a tenant in situ. The apartment is located close to local amenities and with good transport links to Coventry University and briefly comprising of a spacious open plan living area with modern fitted kitchen with electric hob/oven, dishwasher, fridge/freezer and washing machine. A large double bedroom and a part tiled bathroom with white suite to include bath with shower over. Other features include secure entry phone system, residents parking, double glazing & electric heating.

Auctioneers Additional Comments - 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.

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 non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 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: 109

Annual Ground Rent Amount: £195.00

Annual Service Charge Amount: £1,489.00

Price: Starting Bid £90,000

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: No

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

Open Plan Lounge / Kitchen

3.50m x 7.00m (11'5" x 22'11")

The spacious open plan lounge is carpeted to the living area with the kitchen having tiled flooring and a range of fitted modern wall & base units to include an integrated oven, hob & extractor unit

Bedroom

3.40m x 3.50m (11'1" x 11'5")

A larger than average double bedroom has a UPVC double glazed window, electric wall heater & is fully carpeted.

Bathroom

2.30m x 1.70m (7'6" x 5'6")

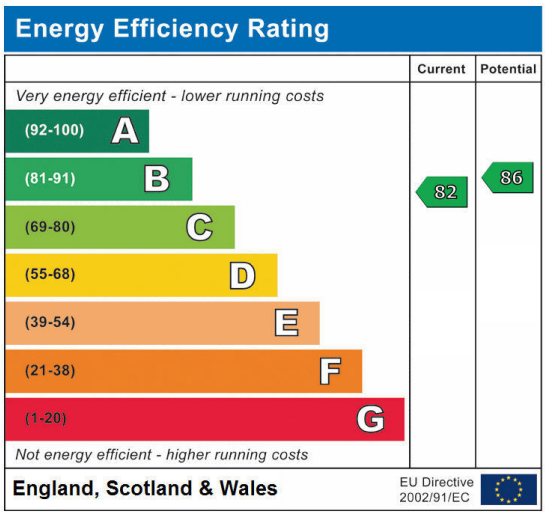
The part tiled bathroom has a modern white suite to include bath with mixer shower over and heated towel rail.

Floor Plan

Approx. 49.3 sq. metres (530.2 sq. feet)



Total area: approx. 49.3 sq. metres (530.2 sq. feet)



Gramercy Park, Coventry, West Midlands, CV4 9AE

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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