



1 bed apartment to buy in WR1

35 Southfield Street, Worcester,
Worcestershire, WR1 1NJ

£70,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ One Double Bedroom
- ✓ Duplex Apartment
- ✓ 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.

A fantastic opportunity to acquire a spacious one-bedroom duplex penthouse apartment, ideally located in the heart of the city, with excellent access to local amenities and major transport links, including Worcester Foregate Street Station.

The accommodation briefly comprises an entrance hallway, kitchen, bedroom, and bathroom. Stairs lead to the first floor, where you'll find a bright and open-plan living area.

Externally, the property benefits from recently replaced electric heating, an allocated parking space within a secure, gated off-road car park to the rear of the building.

Council Tax Band: A (Worcester City Council)

Tenure: Leasehold (64 years)

Ground Rent: £75 per year

Service Charge: £263.61 per quarter

Managing Agents: Citizen Housing

The lease expires on 30/11/2090.

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.

Transparent online auction

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.

Legal Pack

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 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: A

Tenure: Leasehold

Length of Lease: 64

Annual Ground Rent Amount: £75.00

Annual Service Charge Amount: £1,054.00

Price: Starting Bid £70,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

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

Communal Entrance

Accessed via a secure communal entrance with stairs leading to the penthouse level.

Entrance hall

Welcoming entrance with useful understairs storage and an additional cupboard housing the hot water cylinder. Features a secure entry phone and staircase rising to the sitting room.

Kitchen

Well-equipped with a range of wall and base units, complemented by work surfaces and tiled splashbacks. Integrated appliances include a fridge/freezer, dishwasher and washing machine. Also featuring an electric oven and hob with extractor hood and a stainless steel sink with mixer tap and drainer. Window to rear aspect and electric heater.

Bedroom 1

A bright room with side window and skylight, complete with an electric heater.

Bathroom

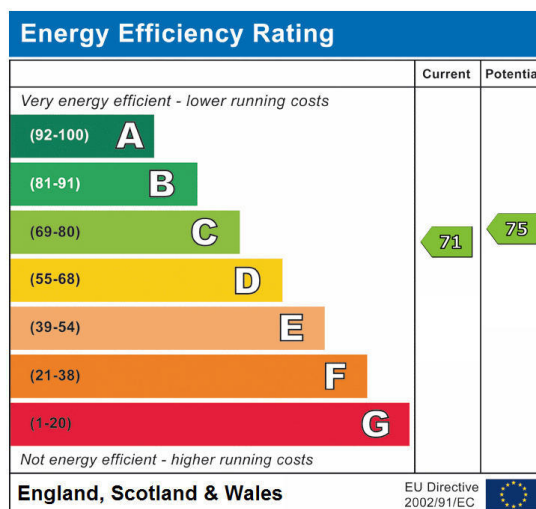
Fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-level WC. Benefits from a rear window, extractor fan and part-tiled walls.

Living Room

A characterful space with exposed beams, window to the rear and two skylight windows allowing for ample natural light. Heated via an electric heater.

Outside

To the rear of the building is a secure, allocated parking space



35 Southfield Street, Worcester, Worcestershire, WR1 1NJ

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

