


## 2 bed apartment to buy in B49

67 High Street, Alcester, Warwickshire, B49 5DP

# £165,000 Starting Bid

x 2 x 1 x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate ‘exchange of contracts’ available
- Spacious Duplex Apartment
- Grade II Listed
- EPC Rating D

## Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- 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 truly unique Grade II listed two-bedroom duplex apartment, located right in the heart of Alcester and overlooking the attractive High Street.

The property is full of original character, with features including high ceilings, exposed wall and ceiling timbers, original wooden flooring and sash windows.

Access is from Swan Court through the communal courtyard, leading into a ground-floor lobby with a useful storage cupboard. Stairs then lead up to a separate studio/home office with its own WC. From the studio, there is access onto the large rooftop garden and across to the entrance of the apartment.

Inside, the accommodation includes a spacious breakfast kitchen, which leads through to the dining area. From here, there are stairs to the upper floor and access into the impressive sitting room, which has a feature fireplace, exposed timbers and sash windows to two sides.

Upstairs, the landing leads to two bedrooms and a bathroom fitted with a traditional claw-foot bath.

The rooftop garden provides a lovely outside space for relaxing or entertaining and also benefits from outside lighting.

The property also comes with a parking space.

Agent's Note: The apartment is in need of some updating and attention, but it offers fantastic potential to create a really special and individual home in the centre of Alcester.

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

Auctioneers Additional Comments

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 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: B

Tenure: Leasehold

Length of Lease: 149

Price: Starting Bid £165,000

Property Type: Apartment

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Front

Block paved Courtyard style area providing parking and access for residents, front door leading to Studio/Annexe.

## Studio/Annexe

Entrance lobby with storage cupboard, stairs to first floor, tiled flooring.

## FIRST FLOOR:

Doors leading to Roof terrace, studio/annexe room and wc, front facing window.

## Studio Annexe

*3.40m x 2.78m (11'1" x 9'1")*

Front facing window, electric storage heater.

## WC

Low flush wc, wall mounted sink, side facing window.

## Roof Top Terrace

A large open rooftop garden, ideal for outdoor entertaining, with lighting and views across Alcester town. Wooden glazed-panelled doors open into the:

## Breakfast/Kitchen

*5.34m x 4.28m (17'6" x 14'0")*

Range of wall and base units, worksurface, Belfast sink and mixer tap, electric induction hob, integral oven, plumbing for a washing machine, front facing secondary glazed sash window, 2 double radiators, door to dining area.

## Dining area

*4.18m x 2.86m (13'8" x 9'4")*

Front facing sash window, 2 doors to storage cupboards, door to lounge, stairs to 2nd floor, radiator, wooden floor.

## Lounge

*6.55m x 5.17m (21'5" x 16'11")*

Front and side facing sash windows, with beams & upright timbers, 4 radiators, fireplace with hearth and surround, storage cupboard, wooden flooring.

## SECOND FLOOR:

Doors leading to bedrooms 1, 2 and bathroom, wooden flooring.

## Bedroom 1

*5.20m x 4.42m (17'0" x 14'6")*

Front and side facing windows, 2 radiators, wall beams, wooden flooring.

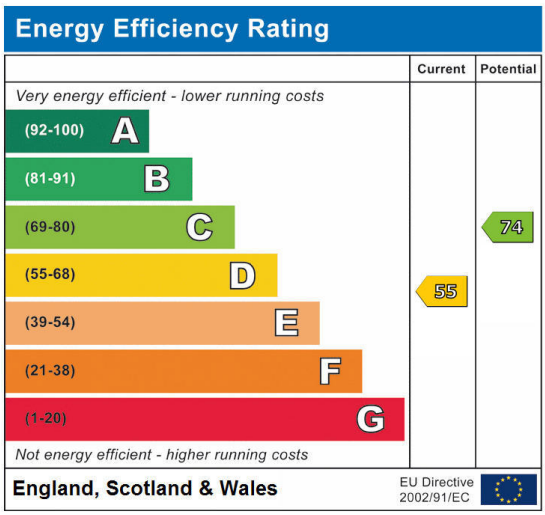
## Bedroom 2

*3.64m x 1.86m (11'11" x 6'1")*

Front facing secondary glazed window, radiator, wooden flooring.

## Bathroom

Stand alone bath, separate shower cubicle with thermostatic shower, low flush wc, wall mounted sink, rear facing window, radiator, wooden flooring.




67 High Street, Alcester, Warwickshire, B49 5DP

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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