



Flat 3, 80 St. Marys Row

Moseley, Birmingham, B13 9EF

Auction Guide £125,000



****SOLD VIA MODERN METHOD OF AUCTION! DELIGHTFUL ONE BEDROOM APARTMENT WITH NO CHAIN**** This modern apartment is perfectly situated in the heart of Moseley and is greatly benefitted by local amenities like cafes, restaurants, grocers, community hubs and Moseley Private Park and Pool. Just being a stone throws away, the location provides good transport routes in and around Birmingham as well as the new train station forecasted to open in 2025. The property comprises of secure communal door, lift access and the apartment benefits from a hallway, spacious storage homing the combi-boiler, bedroom and well-maintained and sleep open plan living/kitchen. The energy efficiency rating is B. To truly appreciate this apartment, call out Moseley office today for a viewing!

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Approach

This beautifully presented one bedroom flat, with front door leading into:

Hallway

With wood effect floor covering, access to storage cupboard, bathroom, bedroom, open plan kitchen/living room, intercom system, ceiling light points, gas central heating radiator leading into:

Bedroom

10'2" x 6'4" (3.12m x 1.95m)

Ceiling spot lights, gas central heating radiator, UPVC double glazed wooden framed window overlooking the front aspect.

Bathroom

5'6" x 7'2" (1.70m x 2.19m)

Ceiling spot lights, grey tile wall to floor covering, bath with shower head over, low flush toilet and sink unit with hot and cold mixer tap, extractor fan, gas central radiator.

Open Plan Kitchen/Living

15'11" x 12'3" (4.86m x 3.74m)

Living Space

With two gas central heating radiators, ceiling light point, wood effect floor covering, two double glazed wooden style frame windows overlooking the front aspect of the Moseley Village greenery.

Kitchen Space

With wall and floor cabinets, integrated induction hob - cooker/grill under and extractor fan over, integrated fridge and freezer, space facility for washing machine, white tiling to splash backs.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 147 years, the ground rent is approximately £100 per annum and the service charges are approximately £1,650 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 2, 80 St. Marys Row Moseley, Birmingham, West Midlands, B13 9EF is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.

Auction Details

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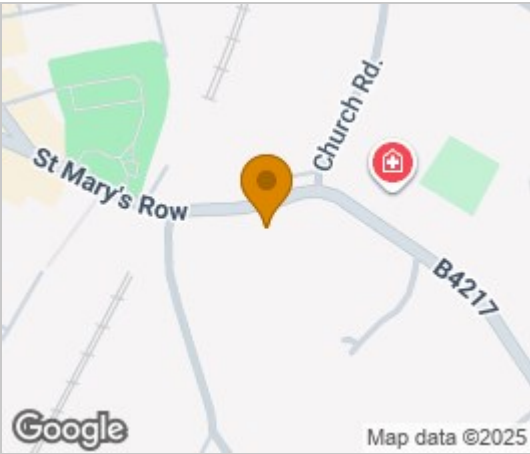
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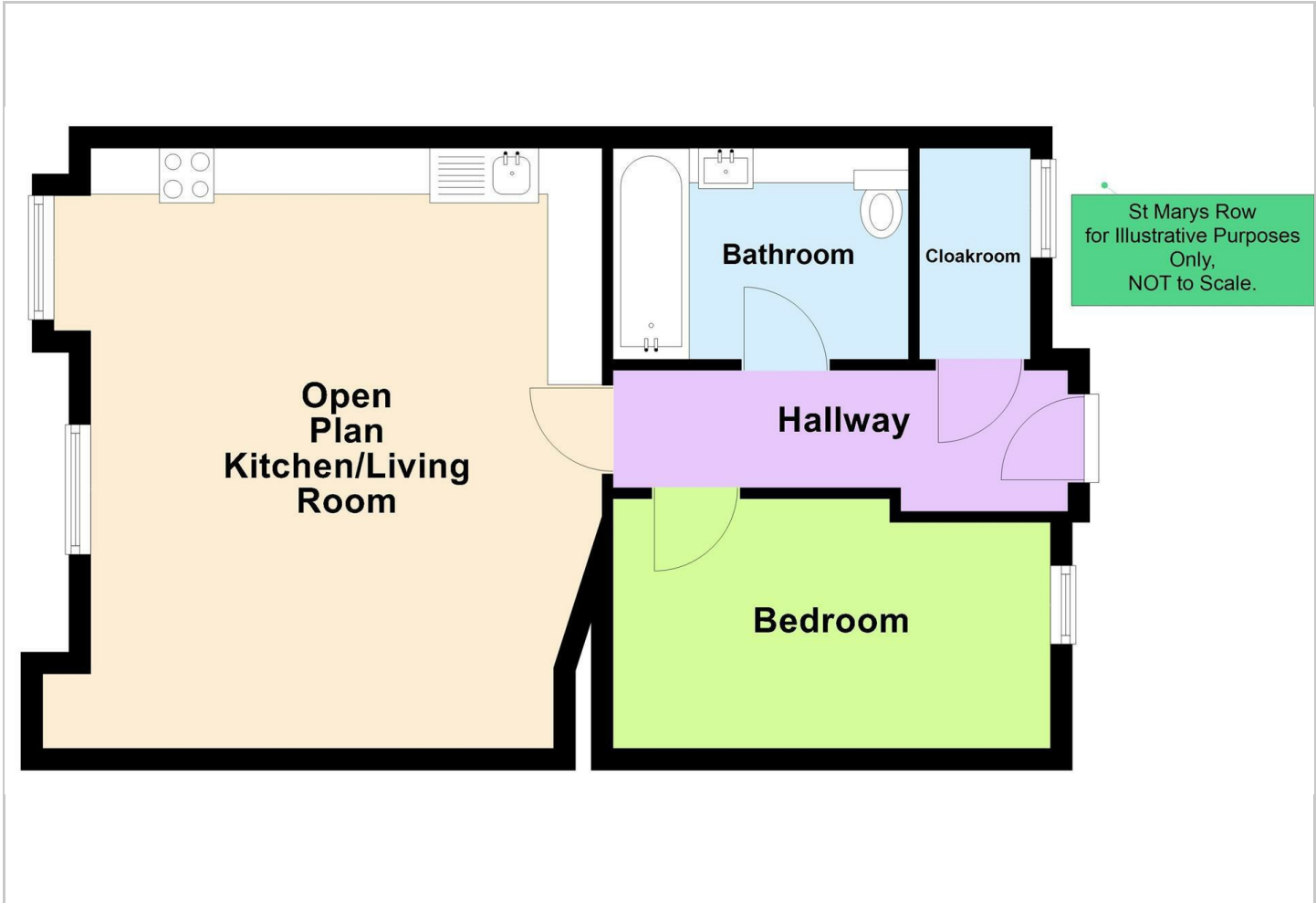
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Floor Plan



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

Energy Efficiency Graph

