

87 Anchor Drive, Tipton, DY4 7RD



87 Anchor Drive, Tipton, DY4 7RD

IMMACULATELY MAINTAINED & VERY WELL PRESENTED, APART-MENT • ROOM DIMENSIONS

Hall
Sitting Room - 13' 1" x 16' 10" (3.98m x 5.13m)

- Kitchen 8' 8'' x 6' 2'' (2.64m x 1.88m)
- Bedroom 1 11' 6'' x 11' 6'' (3.50m x 3.50m)
- Bedroom 2 11' 2" x 9' 9" (3.40m x 2.97m)
- Bathroom 6' 7'' x 6' 2'' (2.01m x 1.88m)
 - OUTSIDE
 - Allocated Off Road Parking
- Communal Grounds
 ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must no be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.







BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £85,000. FOR SALE WITH CURRENT TENANT IN SITU

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £85,000. FOR SALE WITH CURRENT TENANT IN SITU & TO BUY-TO-LET INVESTORS ONLY. This IMMACULATELY MAINTAINED & VERY WELL PRESENTED, TWO BEDROOM APARTMENT enjoys a SECURE SECOND FLOOR POSITION within this MODERN & SOUGHT AFTER DEVEL-OPMENT, which has an EXTENSIVE RANGE of LOCAL AMENITIES & EXCEL-LENT TRANSPORT LINKS close by, and furthermore encompasses a DECEPTIVELY SPACIOUS & VERY WELL PROPORTIONED layout of accommo-dation. This MOST APPEALING & WELL MAINTAINED PROPERTY is for sale with the CURRENT TENANT IN SITU & TO BUY-TO-LET INVESTORS only and in brief comprises: Communal Hall, Stairs & Landing, Flats Own Hall, Attractive Sitting Room with Dining Area, Modern Well Fitted Kitchen, Two Well Propor-tioned Bedrooms & White Suite Bathroom. This FANTASTIC INVESTMENT OP-PORTUNITY also benefits from Allocated Off Road Parking, Communal Gardens and Grounds, Double Glazing & Electric Storage Heaters. EPC: *C* Council Tax Band: A. Broadband / Mobile Coverage: According to Ofcom (the office of commu-nications), standard, superfast & ultrafast broadband is available at this property. Tenure: Leasehold with an annual ground rent of £125 per year, an annual service charge of £1116 per year and with 105 years remaining on the lease. Auctioneers Additional Comments Pattinson Auction are working in Partnership with the mar-keting agent on this online auction sale and are referred to below as 'The Auction-er'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in part-nership with the marketing Agent or via The Auctioneer in order that all matters can be dealt with effectively. The 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 transpar-ent online auction. In order to submit a bid upon any property being mar 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 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. BHS10048

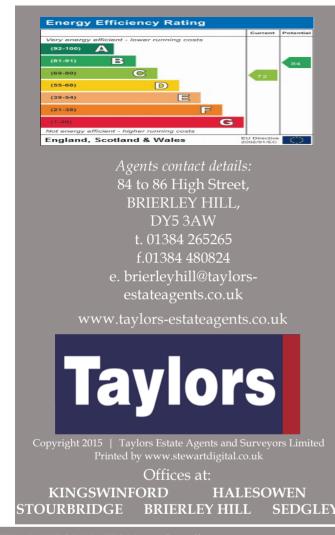
MISREPRESENTATION ACT 1967

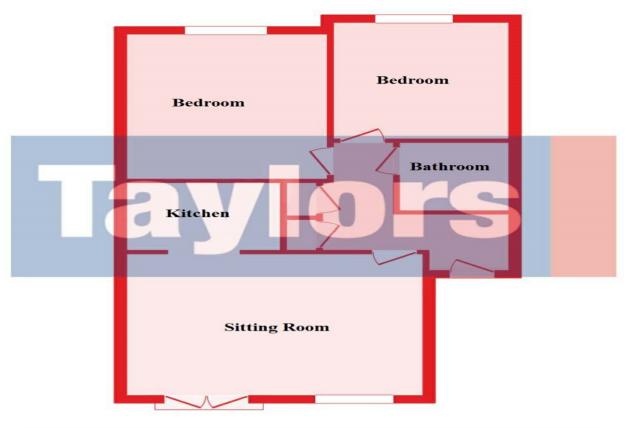
These particulars do not constitute any part of an offer or a correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.











FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floar plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floar plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solictor).

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. EPC: Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge. TENURE: The vendors advise the property is FREEHOLD. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. FLOORPLAN - FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).