



9, The Arcadian 70 Hurst Street
Birmingham, B5 4TD

By Auction £80,000

Property Description

*****FOR SALE VIA THE TRADITIONAL AUCTION METHOD:**
Starting bids from £90,000.00 plus reservation fee***CASH
BUYERS ONLY***

A luxurious one double bedroom apartment, situated within The Arcadian development in Birmingham City Centre. Within walking distance to Birmingham's Grand Central and Moor Street train stations, and The Bullring shopping centre.

The property is briefly comprising of: open plan lounge and fitted kitchen with selected appliances, one double bedroom and bathroom with shower over the bath.

Also benefitting from it's own spacious balcony and allocated parking for one car.

***OFFERING NO UPWARD CHAIN* EPC - D / CT Band - C**

Entrance Hall

2.96m x 1.32m (9'8" x 4'3")

Doors to all room and laminate flooring. Security intercom system installed. Built in storage cupboard housing hot water tank and a freestanding washer/dryer.

Open Plan Lounge/Fitted Kitchen

8.01m x 3.16m at widest point. (26'3" x 10'4" at widest point.)

Living Area: Patio doors to balcony. Laminate flooring.

Kitchen Area: Good range of eye and low level units incorporating: stainless steel sink and drainer, electric hob with stainless steel extractor and splash back, and integrated electric oven ,

Double Bedroom

4.93m x 3.44 (16'2" x 11'3")

Patio door to balcony. Built in wardrobes.

Bathroom

1.99m x 2.18m (6'6" x 7'1")

Three piece suite comprising: paneled bath with minas fed shower over, pedestal wash hand basin and low level WC. Fully tiled walls and floor.

Outside

Parking: There is one allocated parking space associated with the apartment located within the Arcadian Car Park.

Leasehold

We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

Lease Information

-Lease remaining; Based on the original lease in 2006 which states 150 years lease, subtracting the intervening years, give a remaining lease term of 132 Years remaining.

-Service charges = £2,840.00 per annum/£236.66 per month.

-Ground rent charges = £0.00

-The property does not have an EWS1 form in place currently.



Brochure Declaration

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. B K and K 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. **CONSUMER PROTECTION REGULATIONS 2008:** 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 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 B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

Traditional Auction

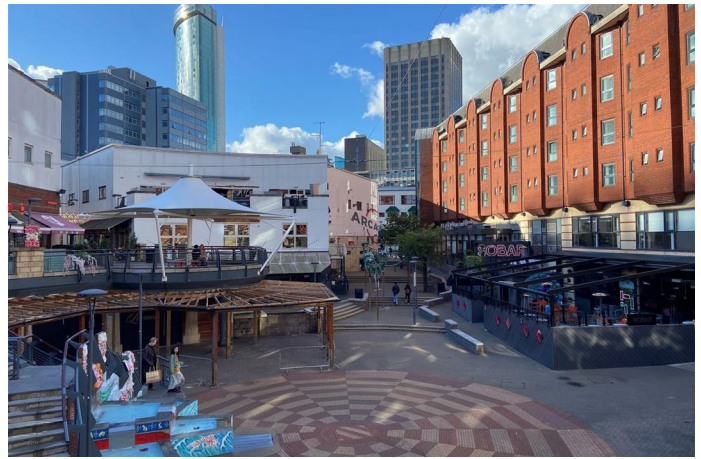
This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

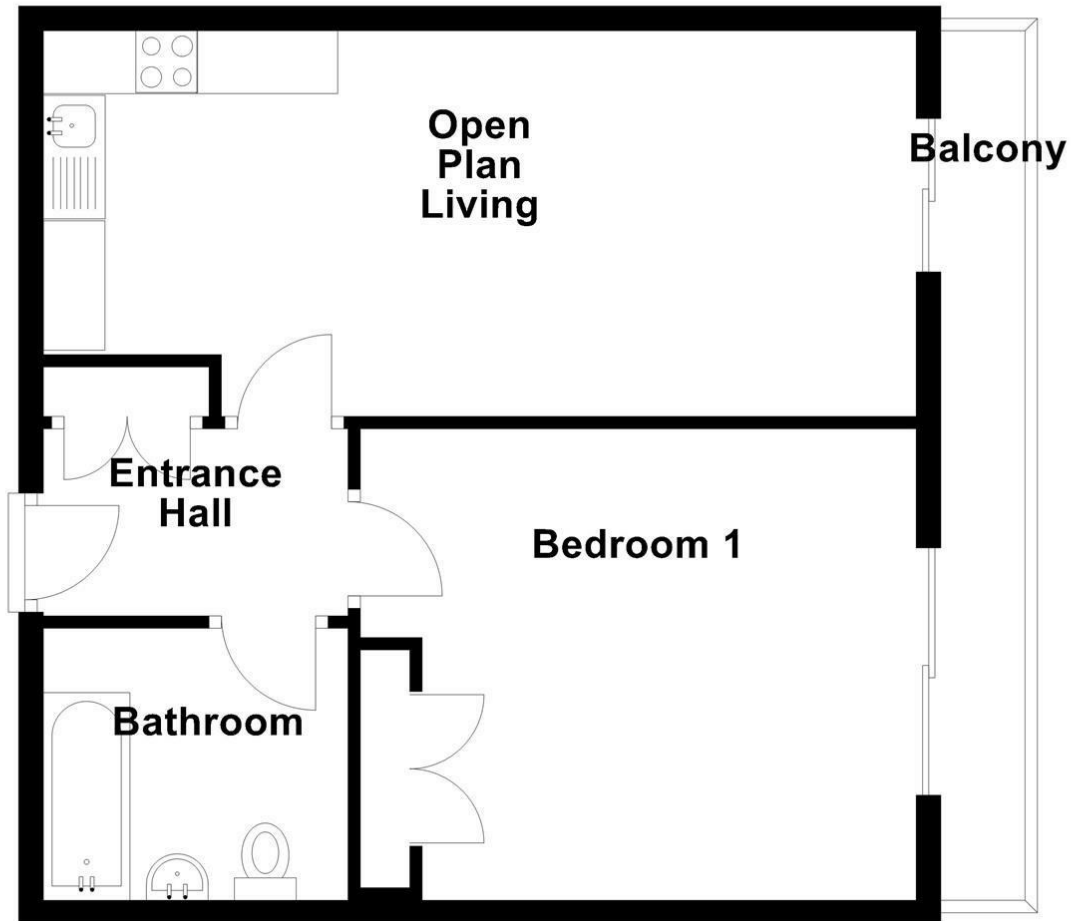
A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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.



Ground Floor



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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 B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.