



## 2 bed apartment to buy in CV5

Sutherland Avenue, Coventry, West Midlands, CV5 7RB

**£45,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Separate Kitchen
- ✓ Two Bedrooms
- ✓ Excellent Local Amenities
- ✓ 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

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties - two bedrooms - residents lounge and kitchen areas - no chain - secure private garden and residents parking - new carpets and flooring

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Tailor Made Sales and Lettings are delighted to offer this well presented two bedroom, second floor, independent living retirement flat with the benefit of a lift in the heart of Mount Nod.

Westbrook Court is ideally positioned within walking distance of local convenience stores, pharmacy, two pubs, hairdressers and some lovely walks along the brook. The development has secure gated off-road parking and secure communal entrance which has a lift or stairs accessing the second floor apartment.

All residents have the flexibility of complete independent living, all the benefit of interaction with the other residents with spacious and comfortable communal living room, ready room, conservatory and kitchen facilities. There is a lovely well kept private rear garden and seating area.

The apartment offers two bedrooms, or the option to use one as a dining room and has built in storage. There is a lounge with pleasant views over the garden, separate fully fitted kitchen and shower room.

The property is offered with no onward chain and an internal viewing is highly recommended.

\*\*\*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 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.

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 7.2% 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.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 93

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £45,000

Property Type: Apartment

Parking: Residents

Construction materials: Brick and block

Roofing type: Slate tiles, Flat

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: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric, Night Storage

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## **Entrance Hallway**

Doors off to the shower room, two bedrooms and the lounge.

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## **Lounge**

Double glazed window to the rear overlooking the gardens, electric heater and door into the kitchen.

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## **Kitchen**

A selection of wall and base units, laminate counter tops, stainless steel sink drainer, four ring electric hob and electric oven, space for fridge freezer and washing machine.

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## **Bedroom One**

Double glazed window to the rear overlooking the garden, electric heater and built in wardrobes.

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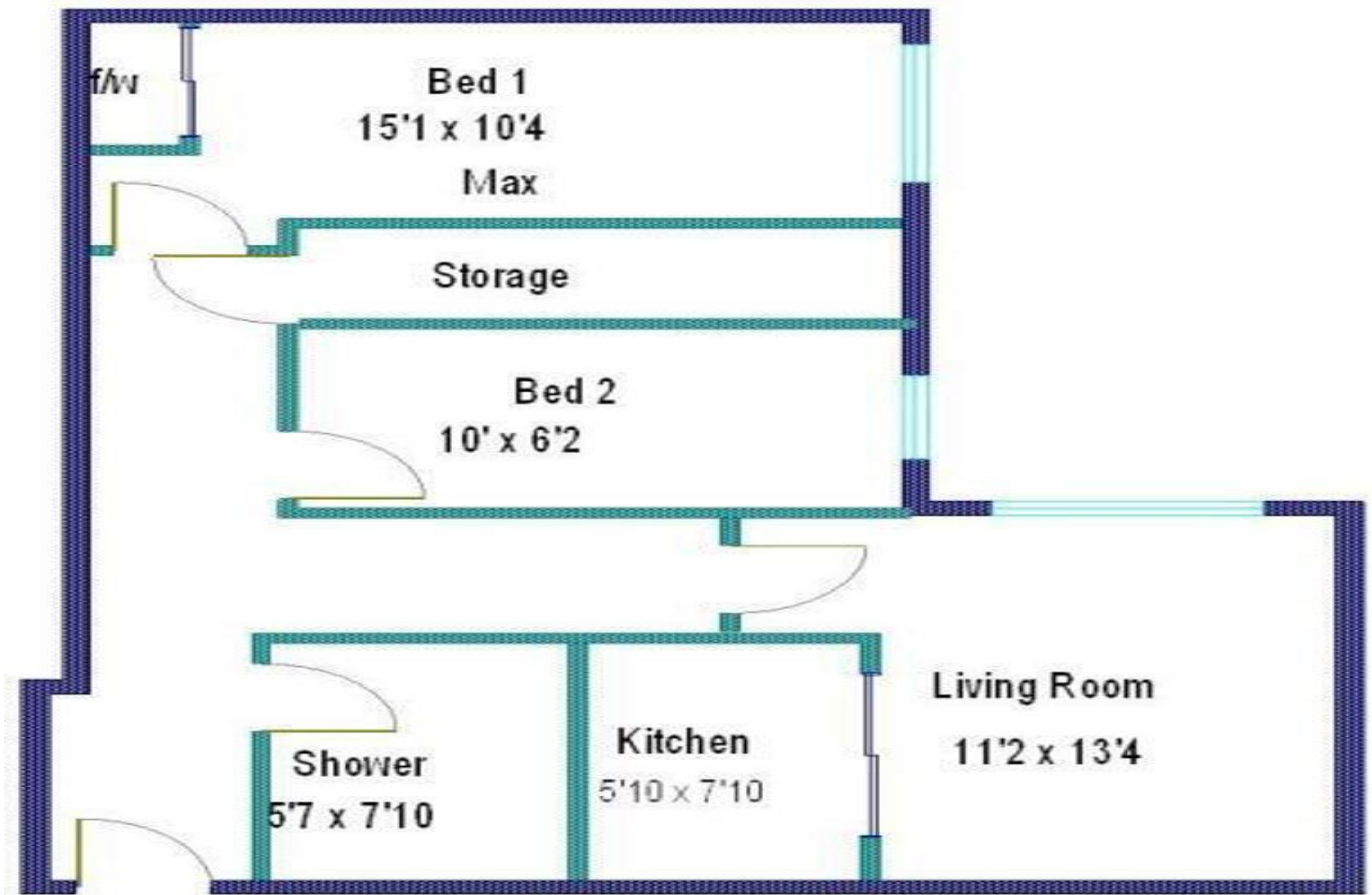
## **Bedroom Two**

Double glazed window to the rear overlooking the garden, electric heater and built in wardrobes.

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## **Shower Room**

Shower cubicle, electric shower, wash hand basin, WC.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Sutherland Avenue, Coventry, West Midlands, CV5 7RB

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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