



Connells

Champney St. Cecilia Close
Kidderminster

Champney St. Cecilia Close Kidderminster DY10 1LW

For Sale guide price
£35,000



Property Description

A fantastic opportunity for buyers looking to put their own stamp on a property, this spacious two-bedroom upper-floor apartment enjoys a convenient location; offering excellent access to Kidderminster town centre and local amenities.

Accessed via a secure communal entrance with both lift and stair access to all floors, the apartment offers well-proportioned accommodation throughout and presents an ideal renovation project.

Upon entering, the entrance hallway leads to all principal rooms. The lounge leads to the separate kitchen which offers good potential for modernisation and reconfiguration. There are two well-sized bedrooms, along with a bathroom which would benefit from updating.

Externally, the property enjoys the added advantage of an allocated parking space for residents.

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Allocated parking to front of complex, secure intercom system allowing access, stairs and lift servicing all floors.

Entrance Hall

Offering access onto lounge, two bedrooms, bathroom and separate W/C, two storage cupboard, wall mounted electric heater, ceiling light point.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

Lounge

In need of renovation, double glazed window, wall mounted heater, ceiling light point, brick fire surround, ceiling light point, door onto kitchen.

Kitchen

Double glazed window, a range of wall and base units, space for white goods, ceiling light point.

Bedroom One

Bedroom Two

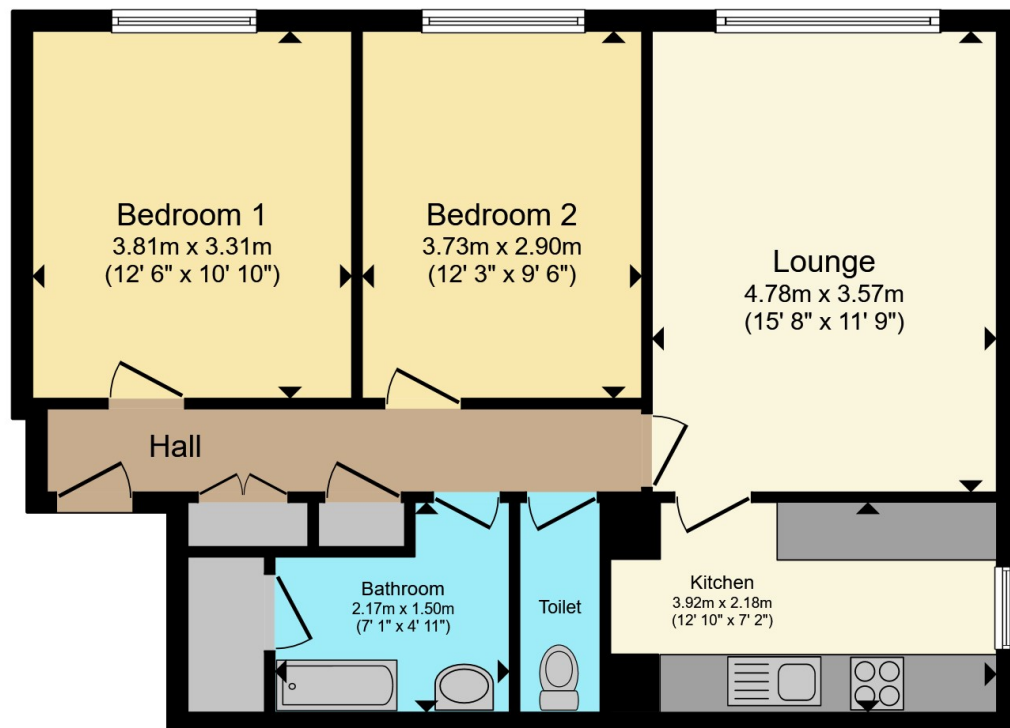
Bathroom

Modernisation required, space for panelled bath and wash hand basin, storage cupboard, ceiling light point.

Separate W/C

low flush W/C, ceiling light point.





Total floor area 66.6 m² (717 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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28-29 Worcester Street
KIDDERMINSTER DY10 1ED

EPC Rating: C

Council Tax
Band: A

Service Charge:
2400.00

Ground Rent:
50.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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