Connells

Broad Gauge Way
City Centre Wolverhampton

Broad Gauge Way
City Centre Wolverhampton WV10 0AX

for sale guide price
£95,000

Property Description

Connells Wolverhampton have the delight to bring to the market this modern ground floor apartment being sold with no upward chain. Conveniently located close to Wolverhampton city centre and within walking distance of Wolverhampton train station offering regular routes into Birmingham City Centre and further afield.

Internally the property comprises of an entrance hall, open plan living and kitchen area, two bedrooms, en-suite and bathroom. The properly also feature secure allocated off road parking to front, behind an electric barrier.

Viewing is highly recommended to appreciate the accommodation on offer.

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 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.

Location And Area

Set just outside Wolverhampton City Centre and within walking distance to Wolverhampton Rail Station, this property is ideally situated for fantastic local amenities and shopping facilities provided by Wolverhampton City Centre and Bentley Bridge Retail Park.

Communal Entrance Hallway

Double glazed door, secure intercom entry system.

Entrance Hallway

Door to communal entrance hall, two storage cupboard, electric heater, intercom system.

Open Plan Lounge Kitchen Area

Double glazed windows to front, two electric heaters, range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven, electric hob, extractor hood, plumbing for appliances.

Bedroom One

10' 2" x 8' 10" (3.10m x 2.69m)

Double glazed window to front, electric heater, en-suite.

En-Suite

WC, wash hand basin, shower cubicle, extractor fan, heated towel rail, half tiled walls and laminate flooring.

Bedroom Two

8' 9" x 7' 9" (2.67m x 2.36m)

Double glazed window to front, electric heater.

Bathroom

WC, wash hand basin, bath with mixer taps, extractor fan, half tiled walls, laminate flooring.

Outside

Secure allocated parking to front behind electrical barrier.

Total floor area 52.3 m² (563 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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: B

Service Charge: 2120.00

Ground Rent: 500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH334813

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2008. Should you require 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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