



Flat , Lingwood Hall, St. James's Road, Dudley

Guide Price £70,000 Leasehold

1 bedroom flat for sale

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000

One-Bedroom Flat with Secure Gated Parking – Tenanted Investment Opportunity

Situated within a charming, characterful building, this well-presented one-bedroom flat offers both style and practicality in a sought-after location. The property combines period features with modern comforts, creating an appealing home for tenants and an attractive opportunity for investors.

The flat comprises a bright living area, a fitted kitchen, a spacious double bedroom, and a contemporary bathroom. Secure gated parking is included, providing peace of mind for residents.

Being sold with a tenant in situ, the property currently achieves an income of £650 per calendar month, offering immediate rental yield from day one.

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 of up to 6% inc VAT (subject to a
minimum of 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.

Council Tax Band: B

Tenure: Leasehold (105 years)

Ground Rent: £150 per year

Service Charge: £1,756 per year

Parking options: Residents

Tenure

Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		

Viewing by appointment only
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