



## 2 bed apartment to buy in WS1

Broadway, Walsall, Walsall, West Midlands, WS1 3HX

**£70,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Sold only under unconditional auction terms
- ✓ Cash Buyers Preferred
- ✓ Surrounded by green spaces
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

The property is being sold under unconditional auction terms with Pattinsons Auctions. Presenting this delightful first floor two-bedroom apartment for sale, boasting a prime location with easy access to public transport links, nearby schools, local amenities, and surrounded by refreshing green spaces. The property is a perfect fusion of comfort and convenience, making it an ideal choice for those who value both.

The apartment comprises two spacious bedrooms, one of which benefits from an ensuite and built-in wardrobe, making it a perfect personal haven with ample storage. The property also features a generous reception room, designed in an open-plan layout that seamlessly blends with the kitchen area, creating a vibrant and inviting space. The kitchen offering a modern setting perfect for home-cooked meals and entertaining guests.

One of the unique features of this property is that it comes with parking facilities, adding a layer of convenience for car owners.

This apartment truly stands out as a comfortable and convenient living space, with its combination of quality features and prime location. This could be an ideal opportunity for investors looking for a profitable buy-to-let opportunity.

Cash Buyers Preferred due to no ESW1.

Lease Information:

Length - 105 years left

Ground rent - Approximately £240.00 per annum

Service charges - Approximately £3350.00 per annum

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £248.00

Annual Service Charge Amount: £3,350.00

Price: Starting Bid £70,000

Property Type: Apartment

Parking: Residents

Construction materials: Brick and block

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Approximate total area<sup>(1)</sup>  
68.2 m<sup>2</sup>  
735 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		75	
(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	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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