



**Tenure:** Leasehold

**Local Authority:** Birmingham City Council

**Solicitors:** Walker Morris LLP, Kings Court, 12 King Street, Leeds, LS1 2HL. Tel: 0113 457 0300.

**Energy Performance Certificate (EPC):** Current Rating B

## Residential

### Apartment 53, One, Gallery Square, Walsall, West Midlands WS2 8LN

**\*GUIDE PRICE:**

**£50,000 PLUS** (plus fees)

#### Residential

Ideal opportunity for investors this one bedroom upper floor apartment is conveniently situated for Walsall town centre benefiting from no upward chain and in brief comprising of entrance hall, open plan kitchen/lounge, shower room and communal lift. **Description:** **Accommodation:** Access Via A communal front door opening into entrance hall with stairs and lift to upper floors and further door to: Shower Room having shower cubicle, wash hand basin, low level w.c and part tiling. Open Plan Lounge/ Kitchen 4.98m x 6.05m Lounge area: Having double glazed windows to the front, television and telephone points. Kitchen area: Fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, electric oven with electric hob and cooker hood over, space for washing machine, space for fridge/freezer and part tiling. Bedroom One 4.09m x 2.54m Having a double glazed window to the rear, telephone and television points

**Lease:** Lease details are currently being compiled.

**Buyers Premium :** A Buyers Premium of £1,140.00 will be charged for this lot in addition to our usual administration fee of £995.00

**Viewing:** By appointment through Auctioneers on 0121 289 3838

#### Additional Fees

**Administration Charge:** £995 inc VAT payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.