



James *J* Laurence TM
Sales and Lettings

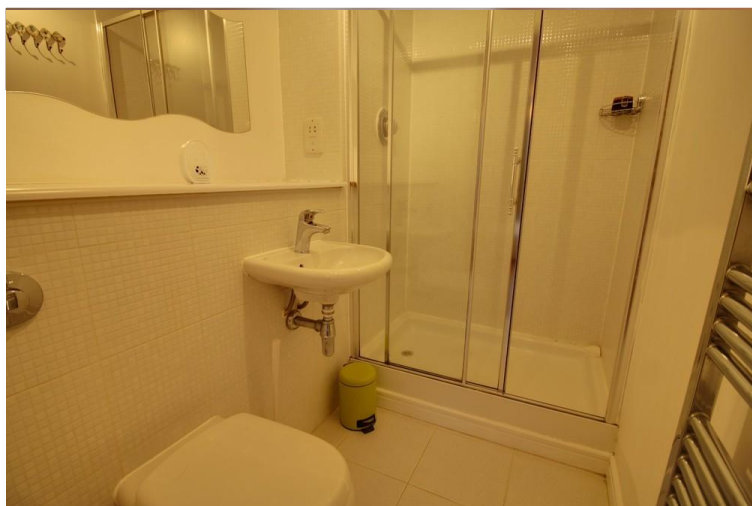
Centenary Plaza

18 Holliday Street, Birmingham City Centre, B1 1TW

- Stunning Two Bedroom Apartment
- Seventh Floor Apartment
- 1023 Sq. Ft.
- Secure & Allocated Parking

Guide Price Of £150,000





Property Description

DESCRIPTION

****CASH BUYERS ONLY** **FORM EWS1: B2 RATED**** This spacious two bedroom apartment located on the seventh floor with fantastic views located within the sought after Centenary Plaza development and well situated in Birmingham City Centre. The accommodation briefly comprises entrance hall, open plan living/dining area, fitted kitchen, two double bedrooms, family bathroom, ensuite bath room, secure allocated parking, on site gym, meeting rooms and 24-hour concierge



ENTRANCE HALL

10' 9" x 5' 8" (3.28m x 1.73m)

OPEN PLAN LIVING & KITCHEN AREA

21' 0" x 16' 4" (6.4m x 4.98m)

MASTER BEDROOM

13' 10" x 10' 11" (4.22m x 3.33m)

ENSUITE SHOWER ROOM

4' 9" x 6' 7" (1.45m x 2.01m)

GUEST BEDROOM

12' 10" x 10' 10" (3.91m x 3.3m)

FAMILY BATHROOM

6' 5" x 6' 7" (1.96m x 2.01m)

PARKING

The property boasts one secure & allocated parking space.

DEVELOPMENT

Centenary Plaza offers an on-site gym, meeting rooms and 24 hour concierge.

AREA

Located conveniently adjacent to both The Mailbox and The Cube in the heart of Birmingham's trendy restaurant, café and bar district, this unique apartment offers city living at the very highest level of urban contemporary design.

For sale on 29 July 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

The auction will commence at 10:00.

AUCTION METHOD:

The auction for this property will take place as an "Auction Event" behind closed doors with a live auctioneer and will be streamed online in real-time. The property will be sold alongside several other lots. Bids must be placed remotely - please see the below section on "Registration Process". The auction can be watched in real-time on the auction date on our home page: <https://www.sdlauctions.co.uk/>

The auction date applicable for the property is displayed on this page. It is not possible to provide a precise timeslot when this property will be auctioned on the day, because there are other lots being sold.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.

When you place your bid, you are deemed to have agreed to SDL Auctions' Buyers Terms (England & Wales).

AUCTION TYPE – UNCONDITIONAL WITH VARIABLE FEE

If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end. You must then pay the applicable fees and deposit. You must complete the sale within 20 business days unless the Special Conditions of Sale contained within the Legal Pack state otherwise.

AUCTION FEES

The following non-refundable fees apply:

- Buyer's Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either:

(a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000

(b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000

The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the legal pack. You must read the Special Conditions carefully before bidding. Any additional fees are included at the seller's discretion, not on the instruction of SDL Auctions, and will be in addition to any fees payable to us. SDL Auctions has limited control over the content of the Special Conditions of Sale.



DEPOSIT

On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

PAYMENT METHOD:

Applicable fees/deposit must be paid immediately after a winning bid has been placed. We do not accept payment by cash or cheque. Prior to the auction, we will email you to register your card details with our third-party provider, Stripe. Your card details will be stored on their secure online payment platform. Payment will only be taken from you in the event of a winning bid. In this case, you will be contacted by one of our representatives to make payment. If we cannot make contact with you within 24 hours after the auction ends, we reserve the right to charge your card if you do not respond to this email.

LEGAL PACK

Before bidding, you must view the legal pack for the property. This is the collection of legal documents that apply to the sale. The documents will include but are not limited to: Special Conditions of Sale, title documents from the Land Registry and Energy Performance Certificate.

The legal pack can be viewed against the property details, where there is a sub-heading "Legal Packs". Follow this link, and you will then be directed to create an account with Auction Passport to view the documents.

The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. An addendum may be issued outlining any late changes. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.

It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

SPECIAL CONDITIONS OF SALE

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property – they are not part of SDL Auctions' terms and conditions. The Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

ENERGY PERFORMANCE CERTIFICATE

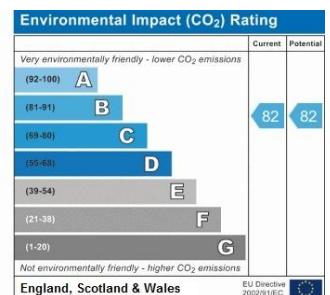
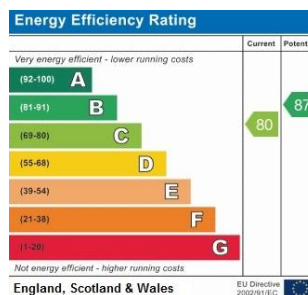
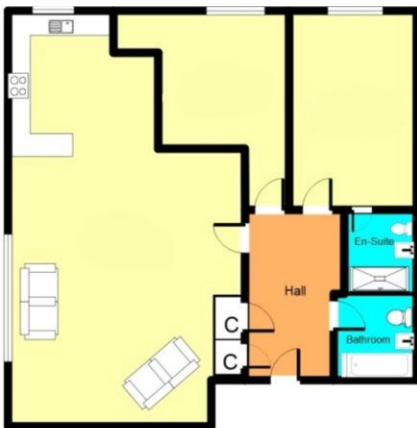
The EPC for this property can be viewed in full at the top of this page or in the legal pack.

REGISTRATION PROCESS:

To register to bid on the property, you must submit your remote bid here: <https://www.sdlauctions.co.uk/remote-telephone-proxy-bidding/>. There is also a link to register on the property details page, where you will also be able to find the lot number for the property. Prospective buyers must register no later than 12pm the day before the auction date. If you register after the cut off, it cannot be guaranteed that your registration will be processed.

GUIDE PRICE & RESERVE PRICE

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or – 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



37-39 Ludgate Hill
Birmingham
B3 1EH

www.jameslaurenceuk.com
info@jameslaurenceuk.com
0121 6044060

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.