



Sterling Court

Birmingham City Centre

B1 3JN

Guide Price **£160,000**

For Sale By Auction Method

Spacious One Bedroom Apartment

Ground Floor

Juliette Balcony





Property Description

MODERN METHOD OF AUCTION This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.80% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

DESCRIPTION Situated within the popular development of Sterling Court, within the Jewellery Quarter is this one bedroom apartment. A double bedroom with open plan lounge and kitchen. Kitchen offers an integrated fridge freezer, washing machine, four ring electric hob and oven. The lounge benefits from a Juliette balcony and a family bathroom.

The property is ideally located on the ground floor with electrical central heating and double glazed windows.

The property is located in the heart of Birmingham's Jewellery Quarter.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

Tenure: Leasehold

Local Authority: Birmingham City Council

Council Tax Band - C

Service Charge/Ground Rent - £116pcm includes service charge, ground rent and parking space



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH


James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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