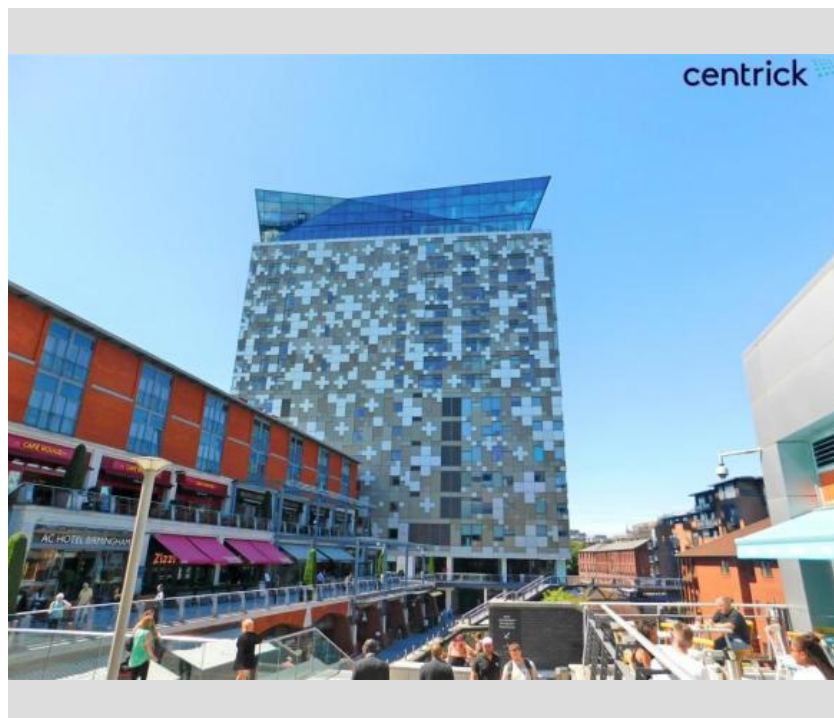


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## Apartment 1707 The Cube East, 200 Wharfside Street, Birmingham

Starting Bid: £200,000.00



We are delighted to offer a rare opportunity to purchase this spectacular atrium facing apartment in the The Cube East. With a fabulous location next to The Mailbox you are right in the heart of Birmingham's vibrant city centre offering easy access to and from the cities bars and restaurants.

Property features; a highly impressive designer kitchen with integrated appliances, stunning living and dining area with views into the atrium and onwards towards Canalside. There are two very large bedrooms; Master bedroom suite boasts luxury features and further benefits from a private bathroom as well as built in wardrobe. The generous sized luxury second bedroom suite again has modern interior throughout with a further main bathroom off the large hallway. There are excellent security arrangements as the property has CCTV throughout and underground secure parking.

Property Information - Tenure: Leasehold  
Service Charge: £4100 (Includes Heating)  
Ground Rent: £350pa  
Local Authority: Birmingham City Council  
Council Tax Band: E - £1,758.11pa  
Energy Performance Rating: C - Potential: B  
Environmental Impact Rating: B - Potential: B  
Broadband Speed: Up to 21.5Mbps Fast

### Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your

information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.