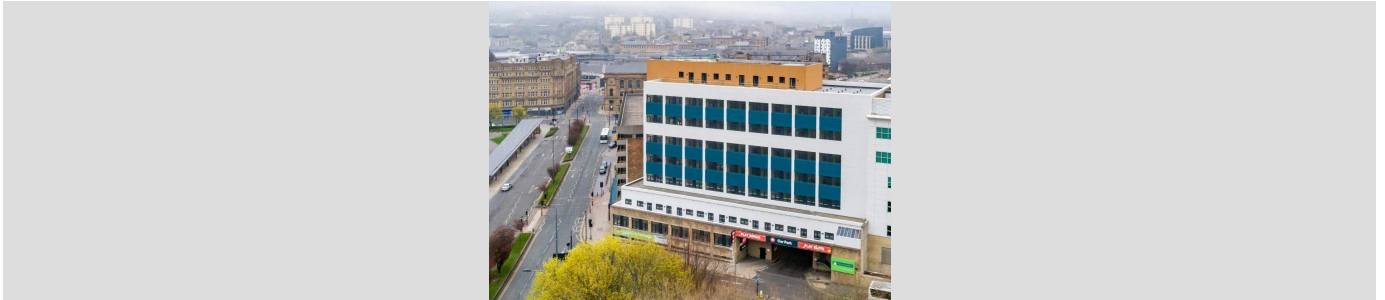


Robert Watts
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Apartment 75 City Exchange, Bradford

Starting Bid: £110,000.00



Please note this auction is for 3 apartments, the auction packs for the other two can be found here - <https://www.iamsold.co.uk/auction/properties/78648808393c490ebf9cdc3bfea84d70> and here - <https://www.iamsold.co.uk/auction/properties/5b53c6cdc4684e8a85f55079e2a17cba>

Small portfolio of THREE apartments, priced individually but sold as a trio - to be sold with tenant in situ- currently let at £375pcm on a periodic tenancy – current service charge around £1,000pa and ground rent £250pa. City Exchange is a fantastic development of over 100 Studio and 1 bedroom apartments. All apartments are completed to a high standard, have lift access and underground parking is available for select apartments. The development is situated right in the heart of Bradford city centre with easy access to the abundance of shopping and entertainment the area offers. Centenary Square and the Broadway shopping centre are on the doorstep. Bradford University and College are only a short walk away. With transport links and easy access to the Interchange, this development is also ideal for commuters. Leeds is only 20 minutes by train, Huddersfield 45 minutes, and Manchester 1 Hour 15 minutes. Contact Robert Watts for further details.

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 (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.20% 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 £300.00 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

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.