

LOT
3

By Order of The Government legal Department



Flat 9 School Lofts, Cecil Street, Walsall WS4 2BF

Guide Price £35,000*

GROUND AND FIRST FLOOR SPLIT LEVEL TWO BEDROOM FLAT



This split level flat offers spacious accommodation over basement and ground levels and is located off Butts Road close to Walsall Town Centre in a sought after location. Good road links serve the area including the M6 Motorway. The property forms part of a gated development made up of a former school that has been developed into an attractive complex with security entryphone system. The property includes two bedroom accommodation with a spacious open plan kitchen/living room. There is a courtyard and designated parking area. The property is sold with full vacant possession and will be of interest to investment buyers and owner/occupiers. **PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSSES AT 3pm THE DAY BEFORE THE AUCTION. PLEASE ALSO NOTE THAT IT IS A REQUIREMENT UNDER THE CPR LEGISLATION TO ADVISE ANY INTERESTED PARTY OF ANY EVENT THAT MAY OR MAY NOT INFLUENCE THEIR DECISION TO BID OR NOT. WE HAVE BEEN INFORMED THAT THE OCCUPIER TOOK THEIR OWN LIFE IN THIS FLAT.**

ACCOMMODATION

Ground Level Open Plan Lounge/Kitchen, Basement Level, Bedroom One, Bedroom Two, Shower Room. The EPC lists the dwelling as 54 sm.

TENURE

Leasehold – 125 years from 1/4/2005 thus approximately 106 years unexpired.
Ground rent £250 pa.
Service Charge £900 pa
These details are approximate and full details are contained in the legal pack.

LOCAL AUTHORITY & TAX RATING

Walsall Council
Council Tax band B
EPC band D

VIEWING TIMES

Friday 11th October @ 11 – 11.30am
Saturday 19th October @ 12 – 12.30pm
Thursday 24th October @ 11 – 11.30am

ENTRANCE TO PROPERTY IS VIA THE DOOR WITH SIGNAGE "GIRLS"

