



A COMPLETED REFURBISHED TWO BEDROOM FLAT with a RECENTLY RENOVATED DEVELOPMENT within ideal commutable distance to BIRMINGHAM CITY CENTRE. Viewings VITAL to appreciate both quality of property and development on offer. Benefiting from double glazing and combi gas central heating, this ideal first time purchase or buy to let investment comprises; Hallway, living room, re-fitted breakfast kitchen with integrated cooker, two bedrooms and re-fitted shower room. With secure communal areas with intercom system and communal courtyard. Offered with new 120 year lease and NO UPWARD CHAIN. EPC Rating: D(61)

**Property Tenure**  
Leasehold

**Council Tax Band**  
A

## ACCOMMODATION

### Approach

Located on the second floor within a secure development, the property is approached via wooden entry door leading into...

### Entrance Hallway

With telephone entry intercom, loft access point central heating thermostat, central heating radiator, electricity consumer unit and contemporary wooden doors leading into the following accommodation;

### Living Room 12' 9" into chimney breast recess x 12' 4" (3.88m x 3.77m)

With a central heating radiator and two uPVC double glazed windows to front aspect.

### Breakfast Kitchen 11' 7" x 5' 10" (3.54m x 1.78m)

With a central heating radiator, white gloss wall and base units incorporating laminate roll top work surfaces with breakfast bar areas, stainless steel sink and drainer with chrome effect mixer tap over, tiling to appropriate splash back areas, Lamona electric oven with four ceramic hobs and chimney style stainless steel cooker hood over, combination central heating boiler, uPVC double glazed window to rear, two uPVC double glazed windows to side, contemporary wooden door with chrome effect furniture accessing spacious storage cupboard and contemporary wooden door with chrome effect furniture leading into...

### Shower Room 7' 11" x 4' 11" (2.41m x 1.51m)

With a central heating radiator, white suite incorporating chrome effect push button W.C, wash basin on Pedestal with chrome effect mixer tap

over and tiling to splash backs, walk in shower cubicle, wall mounted extractor and obscured uPVC double glazed window to rear.

**Bedroom One** 12' 7" into chimney breast recess x 11' 11" (3.84m x 3.63m)  
With a central heating radiator and uPVC double glazed window to rear.

### Bedroom Two 11' 11" x 6' 6" (3.63m x 1.97m)

With a central heating radiator, meter cupboard accommodating gas meter and uPVC double glazed window to front.

### Communal Areas

Accessed via secure intercom controlled door with communal hallway stairs and corridors.

### Outside

With shingled rear communal garden area.

### Lease

A new 120 year lease will be granted on completion. context and details of which will be confirmed via the solicitors.

### Ground Rent

Subject to formal confirmation.

### Service Charges

The development is managed by Shortland Parsley Chartered Surveyors - 01827718912. The service for the period of 2019-2020 are X



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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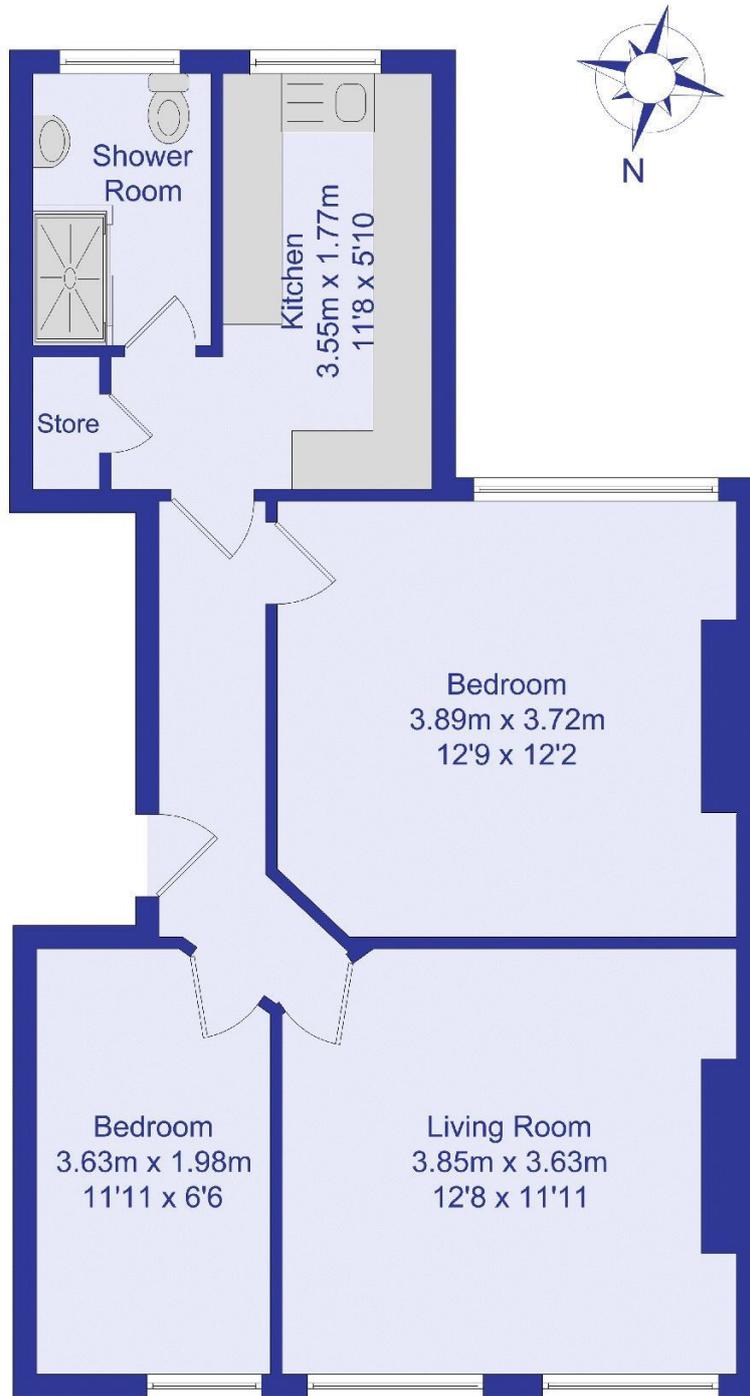
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Total floor area 52.43 sq. m. (564.35 sq. ft.) approx



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This plan is for illustration purposes only and may not be to scale or representative of the property.



**RICS**



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