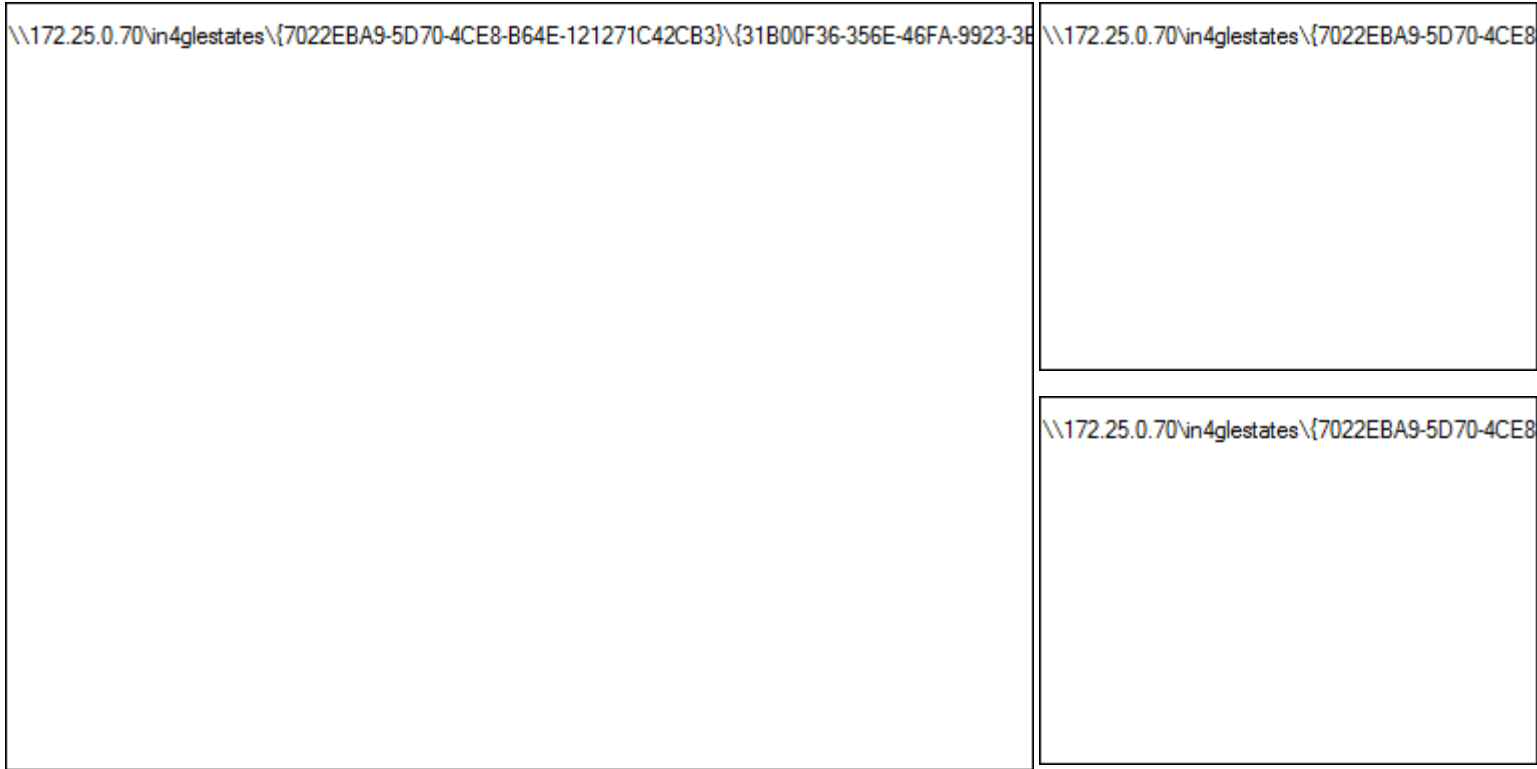


**Flat 7 Magdalen Court, 1 Vernon Road, Edgbaston
Birmingham B16 9SQ**

FOR SALE

Monthly Rental Of £600



- Prestigious Ground Floor Apartment
- One Bedroom
- Bathroom with Shower
- Within Grade II Listed Building
- Open Plan Living Dining Area with Kitchen
- Original Sash Windows (Where Specified)

Please Call: **0121 247 4747** for an appointment to view this property

A RARE opportunity to acquire a ground floor apartment in a GRADE II LISTED BUILDING redeveloped by REDROW HOMES. Boasting ORIGINAL SASH WINDOWS and high ceilings, viewings are VITAL to appreciate location and development. Benefiting from GAS CENTRAL HEATING this ideal first time purchase comprises; hallway, open plan living dining area and kitchen with integrated appliances, double bedroom bathroom with shower. With secure entry to prestigious communal areas, communal gardens, allocated cellar storage area and allocated parking space. Sold with NO UPWARD CHAIN.

Approach

Via a secure entry door with communal hallways accessing panelled wooden entry door leading into entrance hallway

Entrance Hallway

With telephone entry intercom system, central heating radiator, double panelled wooden doors accessing cloaks cupboard with electricity fuse box and further panelled wooden doors leading into the following accommodation.

Open Plan Living Room/Dining Room/Kitchen

L shaped measurement 5.4m max 2.18m min x 5.62m Living Dining Area

With two central heating radiators, three original wooden glazed sash windows to front aspects, Puma central heating boiler

Kitchen Area

With matching modern wall and base units incorporating work surfaces, contemporary sink and drainer with mixer tap over, integrated double electric oven with four stainless steel gas hobs and filter extractor fan over, integrated appliances including dishwasher, fridge/freezer, washing machine, tiling to all relevant splash back areas

Bedroom

9' 10" x 10' 11" into wardrobes (3.02m x 3.35m) With central heating radiator, built in wardrobes and wooden framed double glazed window to communal garden aspects

Bathroom

6' 2" x 6' 6" (1.90m x 2.00m) With central heating radiator, matching white suite incorporating wash basin on pedestal with chrome effect taps over and tiling to splash backs, low flush WC, panelled bath with shower over, shower splash screen and tiling to splash back and ceiling extractor

Outside

Allocated parking space and access to communal gardens

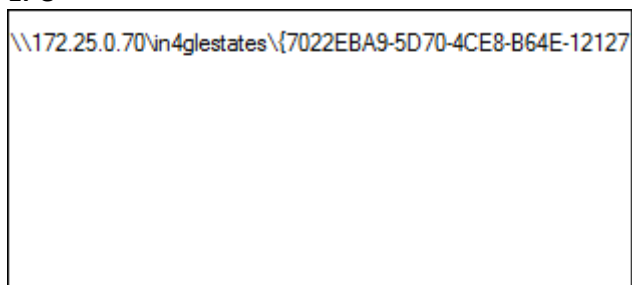
Other Information

The property benefits from an allocated storage area within the cellar of the development

Lease Information

The property benefits from a 125 year lease starting from May 2000, with a ground rent of £100.00 per annum, service and maintenance charges are £1,332 per annum and are managed by CP Bigwoods who can be contacted on 0121 233 0500

EPC



Services: All mains services are understood to be available and connected.

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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