

16 Catkins Close, Catshill,  
Bromsgrove, B61 0TT

**£30,000 for 25% Share of  
Ownership**



- Modern Second Floor Apartment
- Two Bedrooms
- Modern Bathroom
- EPC Rating: B(81)
- Spacious Living Dining Kitchen
- Allocated Parking

A spacious second floor MODERN APARTMENT within a desirable development in a cul-de-sac location within CATSHILL. Viewings VITAL to appreciate convenience of location and accommodation on offer. Benefiting from double glazing and combination gas central heating, this ideal first time purchase comprises; entrance lobby with storage, hallway, spacious living dining area with open plan modern kitchen, two good bedrooms and modern bathroom with shower. Having allocated parking space and secure communal areas. Offered with NO UPWARD CHAIN. EPC Rating: B(81)

#### Property Tenure

Leasehold

#### Council Tax Band

A

### ACCOMMODATION

#### Approach

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

#### Entrance Lobby

With central heating radiator, electricity fuse box, storage cupboard and door leading into ...

#### Hallway

With central heating radiator, entry intercom, central heating thermostat and doors leading into the following accommodation;

#### Open Plan Living/Dining Kitchen 18' 10" x 13' 6" (5.73m x 4.11m)

With central heating radiator, uPVC double glazed window to front aspect, obscured uPVC double glazed window to side aspect, a complement of matching wall and base units incorporating laminate roll top work surfaces, stainless steel sink and drainer with chrome effect mixer tap over, integrated electric oven, four stainless steel gas hobs and filter extractor fan over, tiling to all appropriate splash back areas, space for additional appliances, 'Vaillant' combination central heating boiler, ceiling extractor and a complement of ceiling spot lights.

#### Bedroom One 14' 5" x 10' 2" (4.39m x 3.11m)

With central heating radiator and uPVC double glazed window to front.

#### Bedroom two 10' 10" x 8' 2" (3.31m x 2.49m)

With central heating radiator and obscured uPVC double glazed window to side.

#### Bathroom 8' 5" x 5' 6" (2.57m x 1.67m)

With central heating radiator, white suite incorporating wash basin on pedestal with chrome effect taps over, W.C, panelled bath with chrome effect mixer tap over and shower with shower splash screen, tiling to appropriate splash back areas, shaver point, ceiling extractor and ceiling skylight.

#### Parking

With allocated parking space.

#### Lease

99 years from and including 29th September 2008.

#### Ground Rent

No Ground Rent is payable.

#### Service Charges

The development is managed by Bromford Group (0330 123 4034). The service charge in 2017 were £92.46pcm (1,109.52 per annum).

#### Rent

The rent for the remaining 75% is £267.10 pcm. Building Insurance £15.06 pcm.

#### Qualification for Shared Ownership

Shared ownership is a government funded scheme. Any purchaser must register on line with a Help to Buy Agent who will assess eligibility for shared ownership. Help to Buy Agent can be found at [helptobuyermidlands.co.uk](http://helptobuyermidlands.co.uk).

To qualify for shared ownership a purchaser must have a household income under £80,000 per annum and not be in ownership of another property.



**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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**The Property  
Ombudsman**

## 16 Catkins Close

Approximate Gross Internal Area = 59.9 sq m / 645 sq ft

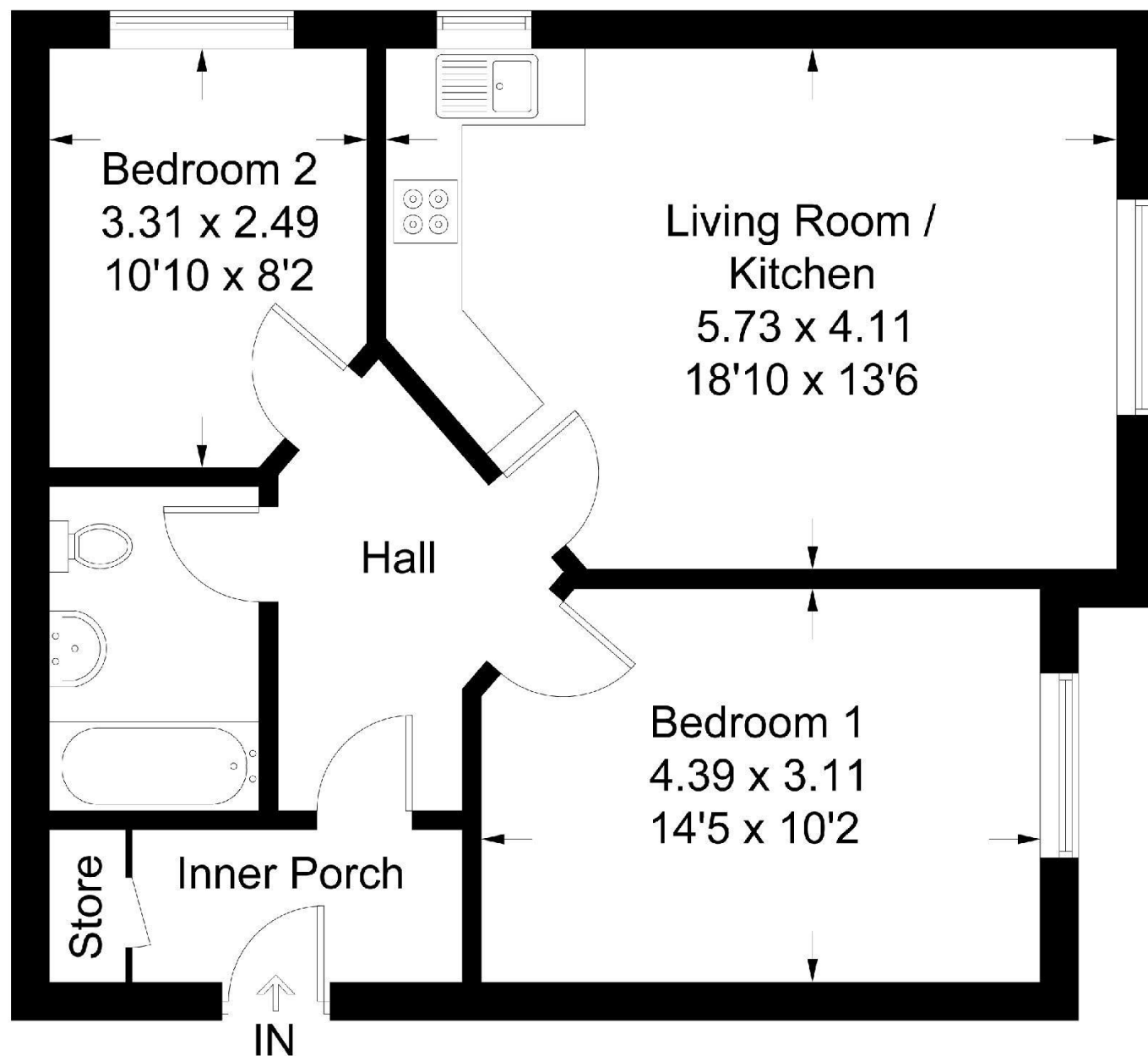


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