

Cottons

CHARTERED SURVEYORS

Flat 5, 18-20 York Road, Edgbaston,
Birmingham, B16 9JB

Offers in the Region Of
£125,000



- Superb First Floor Flat
- Double Bedroom
- Kitchen
- EPC Rating: C(72)
- Spacious Living Dining Room
- Bathroom with Shower

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A HIGHLY SPACIOUS first floor flat within a highly desirable location in the ST AUGUSTINES CONSERVATION AREA on the Edgbaston and city centre outskirts. Benefiting from double glazing and combi gas central heating, this ideal first time purchase or buy to let investment comprises; hallway, spacious living dining room, kitchen, double bedroom and bathroom with shower.. With secure communal areas, Ideal investment with tenant in situation or vacant possession. Offered with long lease on completion. EPC Rating: C(72)

Property Tenure
Leasehold

Council Tax Band
C

ACCOMMODATION

Approach
Located on the first floor with wooden entry door leading into...

Entrance Hallway
With laminate flooring, central heating radiator, cornice to ceiling, telephone entry intercom system and doors leading into the following accommodation;

Living Room 15' 9" x 13' 4" (4.81m x 4.06m)
With laminate flooring, central heating radiator, cornice to ceiling and UPVC double glazed window to front aspect.

Modern Kitchen 10' 5" x 5' 11" (3.18m x 1.81m)
With tiling to floor, matching wall and base units incorporating roll top work surfaces, stainless steel sink and drainer with chrome effect mixer tap over, a selection of integrated appliances incorporating electric oven, four gas hobs and filter extractor fan over, space to accommodate washing machine, tiling to appropriate splash back areas and UPVC double glazed window to front.

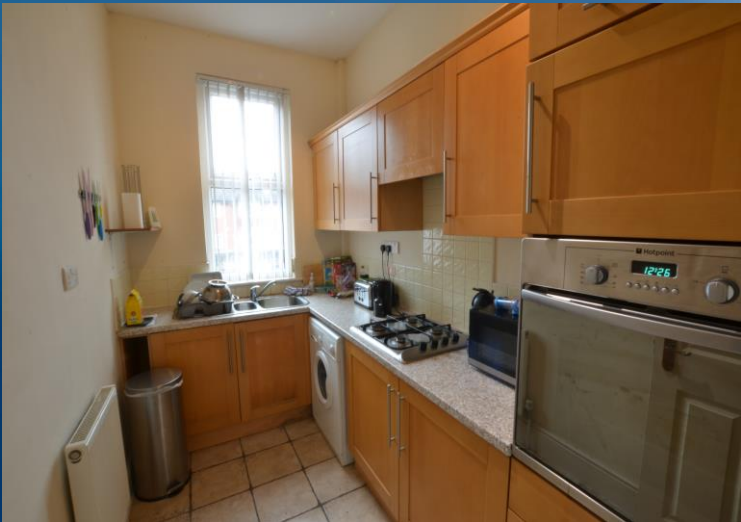
Double Bedroom 12' 1" x 13' 5" (3.68m x 4.08m)
With a central heating radiator, UPVC double glazed window to rear and cornice to ceiling.

Modern Bathroom
With tiling to floor, white suite incorporating panelled bath with chrome

effect taps over and thermostatic shower over with shower splash screen and tiling to splash backs. wash basin on pedestal with chrome effect mixer tap over, tiling to splash backs, chrome effect push button WC, wall mounted light point with shaver point, central heating radiator, airing cupboard accommodating 'Worcester' combination central heating boiler, wall mounted extractor and obscured UPVC double glazed window to side.

Lease
The property will be sold leasehold on completion. We understand that the terms of the lease will be 999 years from the date of completion with a peppercorn ground rent. Formal confirmation will be required via solicitors.

Service Charges
The service charges (including building insurance) will come to circa £380 per annum. A prospective purchaser will need to do their own investigations to seek formal confirmation prior to completion.



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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Flat 5, 18-20 York Road

Approximate Gross Internal Area = 54.9 sq m / 591 sq ft

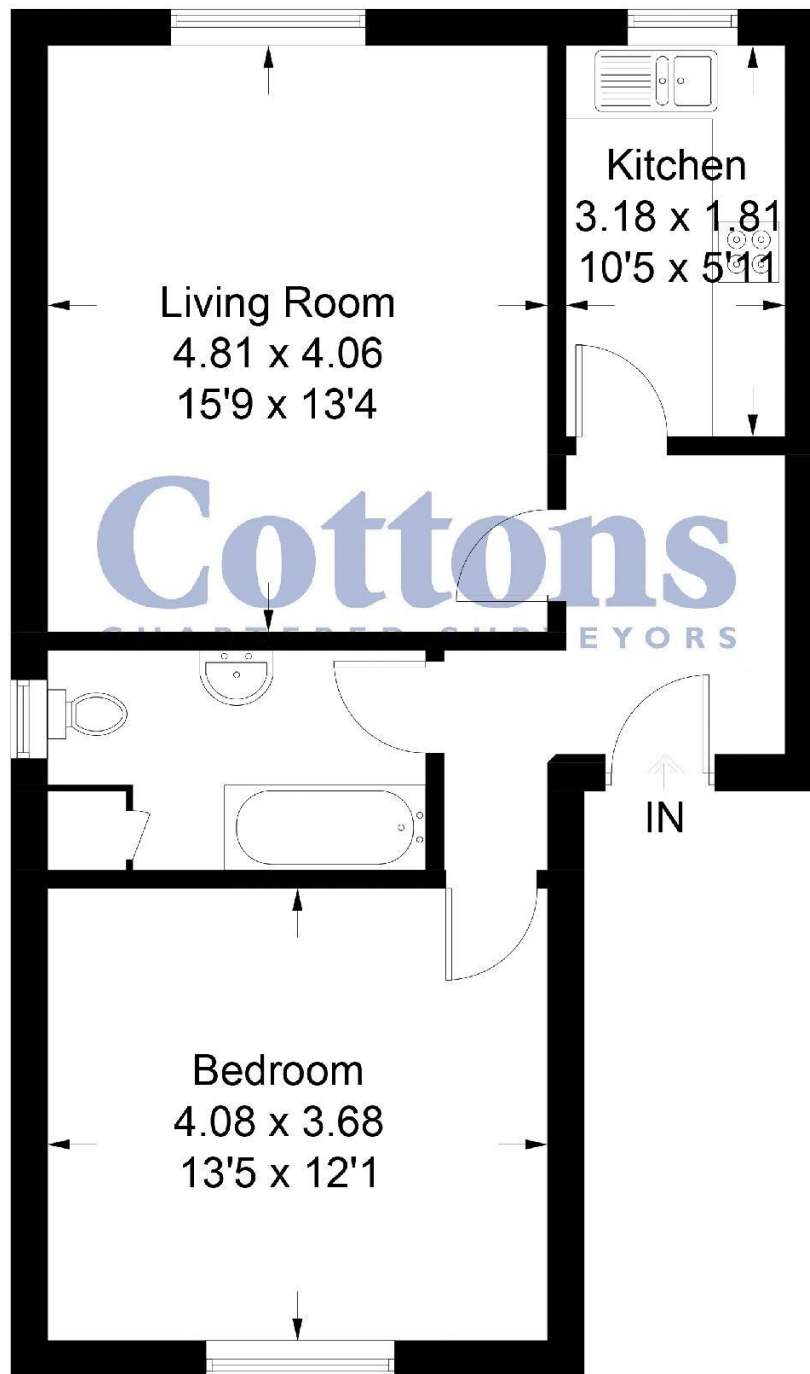


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of the property.