

# Cottons

CHARTERED SURVEYORS

Flat 7 The Lindens Rotton Park Road,  
Edgbaston, Birmingham, B16 9JH

Offers in the Region Of  
**£67,500**



- Second Floor Studio Apartment within St Augustines Conservation Area
- Open Plan Living Bedroom Kitchen Area
- EPC Rating: D(59)
- Bathroom
- Lease term of 99 years from 25th March 1984

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
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A SECOND FLOOR studio apartment WITH PARKING SPACE on the OUTSKIRTS OF BIRMINGHAM CITY CENTRE within the highly desirable ST AUGUSTINES CONSERVATION AREA. Priced to reflect having a lease term of 99 years from 25th March 1984 (Circa. 63 years unexpired). Comprising; open plan living bedroom kitchen area and bathroom. Outside with communal gardens, secure communal areas and allocated parking space. Offered with TENANT IN SITUATION paying £375pcm ( £4,500 per annum) or with VACANT POSSESSION on COMPLETION. EPC Rating: D(59)

**Property Tenure**  
Leasehold

**Council Tax Band**  
A

### 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.

## ACCOMMODATION

### Approach

Accessed on the second floor with wooden entry door which leads into the open plan studio.

### Living Bedroom Area 9' 2" x 18' 4" (2.79m x 5.59m)

With laminate flooring, wall mounted electric heater, door to bathroom, loft access point, consumer unit and wooden glazed window to Rotten Park Road aspect.

### Open Plan Kitchen Area 7' 3" x 5' 5" (2.2m x 1.66m)

With laminate flooring, matching wall and base units incorporating stainless steel sink and drainer with space to accommodate appliances such as fridge, electric oven and washing machine, tiling to all appropriate splash back areas, wall mounted electric heater and wooden glazed window to Rotten Park Road aspect.

### Bathroom 10' 10" x 5' 2" (3.29m x 1.58m)

With wood effect flooring, immersion heater, wash basin on vanity unit, obscured glazed window to side, wall mounted electric heater, door leading to bath with 'Triton' electric shower over with tiling to splash back areas, W.C and further obscured glazed window to side.

### Parking

With Allocated Parking Space.

### Lease

99 years from 25th March 1984

### Ground Rent

£80 per annum. This is subject to formal confirmation.

### Service Charges

The development is managed by Remus Management (0121 766 1480). We have been advised by our client the service charges are £634 per half year (£1,268 per annum).



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