



5 Navigation Drive

Kings Norton, Birmingham, B30 3NT

Offers In The Region Of £152,500



****TWO BEDROOM, FIRST FLOOR APARTMENT WITH ALLOCATED PARKING**** We are delighted to offer to the market this two bedroom first floor apartment on the popular Monyhull Grange Development in Kings Norton which is located conveniently to all local amenities, schools and great transport links into the City Centre. The property benefits from double glazing and electric heating and the accommodation on offer briefly comprises; secure communal entrance, entrance hallway, spacious living/dining room, kitchen, two bedrooms and a bathroom. The property also benefits from one allocated parking space. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Kings Norton office.



Approach

The property is approached via a secure front entry door into communal hallway and stairs rising to the first floor with front entry door opening into:

Entrance Hallway

With laminate wood effect flooring, two ceiling light points, wall mounted electric storage heater, wall mounted intercom system, double glazed window to the front aspect, door opening into storage cupboard housing the water tank, door into further useful storage cupboard and further doors opening into:

Living Room

15'3" max x 12'8" mix x 14'7" max (4.655 max x 3.870 mix x 4.460 max)

With two double glazed windows to the rear aspect, two ceiling light points, laminate wood effect flooring, wall mounted electric storage heater and open walkway into:

Kitchen

9'1" x 7'11" (2.778 x 2.416)

With tiled flooring, ceiling light point, a selection of wall and base units with work surface over, space facility for dishwasher, washing machine and fridge freezer, double glazed window to the front aspect, tiling to splash back areas and space for cooker with extractor over.

Bedroom One

12'1" x 9'10" (3.70 x 3.00)

With double glazed window to the rear aspect, ceiling light point

Bedroom Two

9'8" max x 8'5" max (2.966 max x 2.586 max)

With double glazed window to the front aspect, ceiling light point and wall mounted electric heater.

Bathroom

7'5" max x 5'6" max (2.274 max x 1.678 max)

With bath with wall mounted mains powered shower over with rainfall effect shower, tiling to splash backs, wash hand basin on vanity unit with mixer tap over, low flush push button WC, ceiling light point, ceiling mounted extractor fan, electric heated towel rail and tiled flooring.

Parking

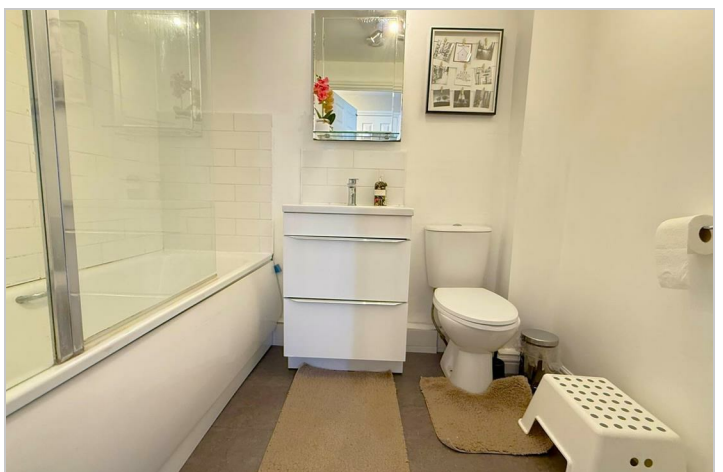
With an allocated parking space.

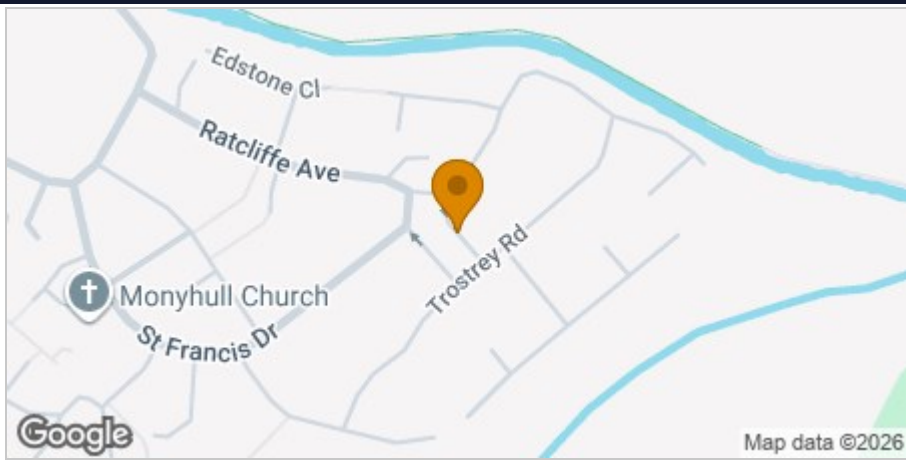
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 128 years and the ground rent is approximately ££153.72 and service charges are approximately £2112.11 per annum (subject to confirmation from your legal representative).

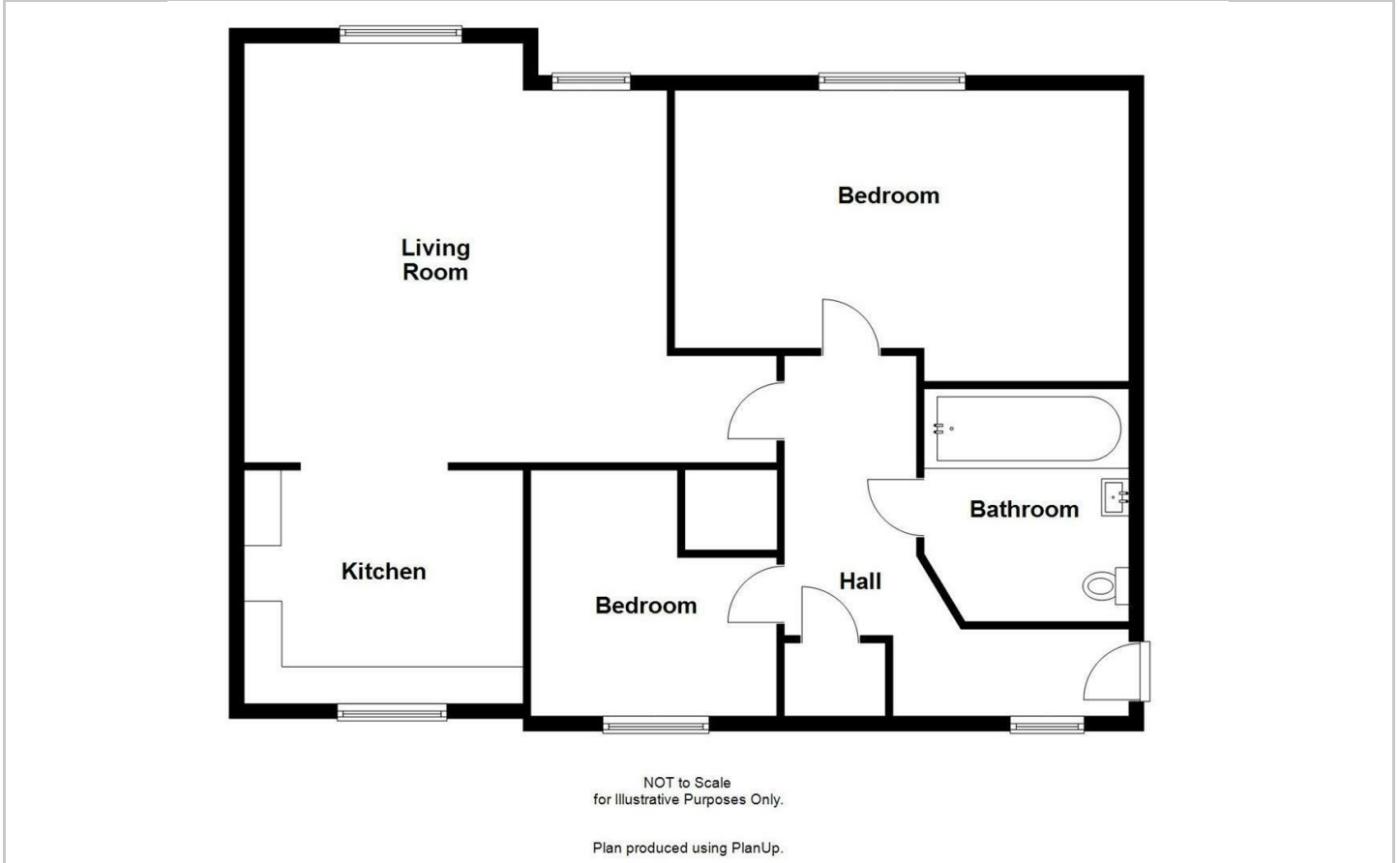
Council Tax

According to the Direct Gov website the Council Tax Band for Apartment 4, 5, Navigation Drive Birmingham, B30 3NT is band B and the annual Council Tax amount is approximately, £1,830.25, subject to confirmation from your legal representative.





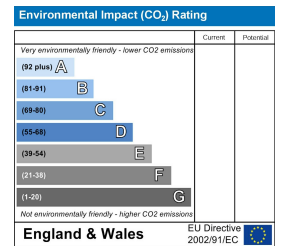
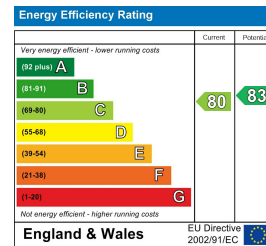
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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