



## Flat 29, 15, Highbury Court Howard Road East

Kings Heath, Birmingham, B13 0RQ

Offers In The Region Of £90,000



Rice Chamberlains are pleased to market this well-presented one bedroom retirement home in King Heath! Offering no chain and a popular location, this apartment complex provides useful amenities for residents and has a good community feel. The locality offers good transport routes and all the added benefits of Kings Heath, like local grocers, pharmacies, doctor and dental surgeries and coffee shops. With landscaped communal grounds, laundry room, residents lounge with regular activities, guest room and lift access, the flat additionally benefits from: hallway, useful storage cupboard, spacious bedroom with built-in wardrobes, shower room, living room and further kitchen with gorgeous views over the communal grounds. The Energy Efficiency Rating is TBD. Call Our Moseley Office today!



### Approach

This property is approach via well maintained external communal grounds with car parking spaces available and a secure front door leading in to:

### Communal Block

With access to the communal independent kitchen and laundry room, with stairs giving rise to the first floor and front entrance door opening in to:

### Hallway

With vinyl wood effect floor covering, ceiling light point, door opening into storage cupboard which homes the water tank and provides additional useful shelving space, access to the electric meter, Tunstall emergency operator and doors opening in to:

### Bedroom

13'8" x 9'1" (4.17m x 2.79m)

With ceiling light point, electric storage heater, built-in mirrored wardrobes with clothes hanging space and further shelving, emergency pull cord and double glazed PVC north facing window overlooking the communal aspect.

### Bathroom/Shower Room

5'6" x 6'9" (1.68m x 2.06m)

With mosaic tiled floor covering and beige tiling to walls, ceiling light point, extractor fan, low flush WC, walk-in shower with shower attachment overhead, sink with mixer tap over and storage space under, built-in mirror and emergency pull cord.

### Living Room

19'3" x 10'8" (5.88m x 3.27m)

With two ceiling light points, storage heater and double glazed north facing PVC windows overlooking

the communal gardens and further solid wood double doors with opaque internal windows opening in to:

### Kitchen

7'6" x 7'3" (2.29m x 2.22m)

With Vinyl floor covering, tiling to splash backs. ceiling light point, wood effect wall and base units, stone effect work surfaces, integrated electric hob with extractor fan over and Hotpoint grill/oven, sink with drainer and separate hot and cold taps and double glazed north facing PVC windows overlooking the communal grounds,

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 77 years, the ground rent is approximately £800.00 per annum and the service charges are approximately £3222.00 per annum (subject to confirmation from your legal representative).

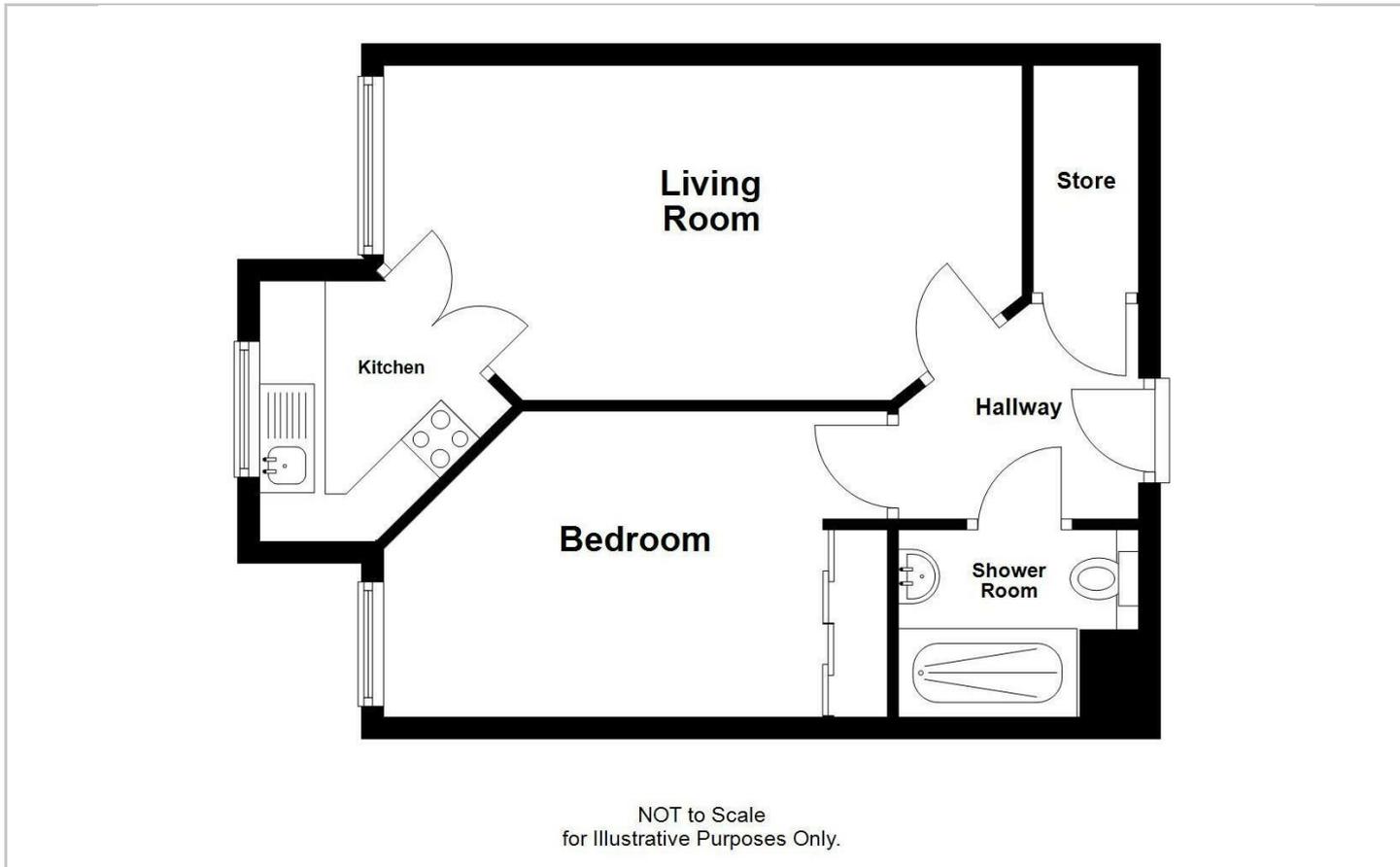
### Council Tax

Council Tax Band - B (£1,739.89 per annum, subject to confirmation by your legal representative)





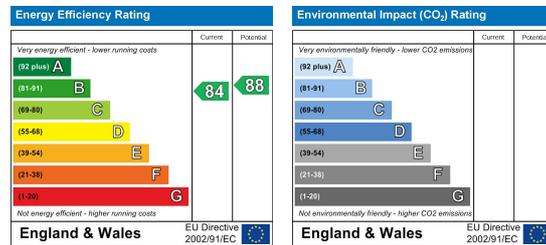
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 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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