



Apartment 10 The Place Abbey Road, Birmingham, B17 0JT

£370,000

Hadleigh Estate Agents are delighted to offer this two bedroom second floor apartment for sale. Offered with no upward chain the apartment is located within the sought after The Place development on Abbey Road Harborne.

The Place is beautifully secluded within quiet communal grounds and additionally benefits from secure underground allocated parking.

This spacious apartment comprises entrance hall, spacious lounge complete with Juliet balcony, an additional dining room and kitchen diner. The master bedroom benefits from ensuite shower room, a second double bedroom and family bathroom.

Location



Being conveniently located for easy access into Harborne High Street, offering an array of bars, restaurants and shopping facilities including Waitrose and Marks and Spencers Foodhall. A short walk away is the Queen Elizabeth Hospital and University of Birmingham, with excellent transport links into Birmingham City Centre. Nearby leisure facilities include Harborne Golf Club, The Priory Tennis Club and Harborne Leisure Centre.

Hallway

Spacious hallway giving access to all accommodation, electric heater and secure entry intercom system. Ceiling spotlights and carpeted flooring.

Lounge



Accessed via double doors from the hallway, spacious lounge boasting Juliet balcony and additional double glazed window. Two electric heaters, two ceiling light points and carpeted flooring.

Dining Room



Further accessed via double doors, the dining room could easily be used as a convenient third bedroom. Benefitting from Juliet balcony, electric heater, carpeted flooring and ceiling light point.

Kitchen Diner



Fitted kitchen with a range of base and wall units, including integrated appliances, extractor over and partially tiled splashbacks. With ceiling spotlights and electric heater, the spacious kitchen further allows for dining area.

Master Bedroom



Fantastic sized master bedroom, boasting ensuite, internal wardrobes and two double glazed windows.

Electric heater, ceiling light points and carpeted flooring.

Ensuite



Partially tiled ensuite with walk in mains shower cubicle, low level flush WC and hand wash basin. Electric towel radiator, ceiling spotlights and extractor fan.

Bedroom Two



Double bedroom with double glazed window, carpeted flooring, electric heater and ceiling light point.

Bathroom



Partially tiled bathroom suite offering mains shower

cubicle, bath, low level flush WC and hand wash basin. Ceiling spotlights and extractor fan.

External



The apartment boasts communal gardens and underground secure parking.

General Information

We have been advised of the following information:

Lease length: 999 years from 2019

Ground rent: £295 per annum

Service charge: £1365.57 every six months

Please note, the above information should be confirmed by your legal representative and Hadleigh Estate Agents cannot be held liable.

Floor Plan

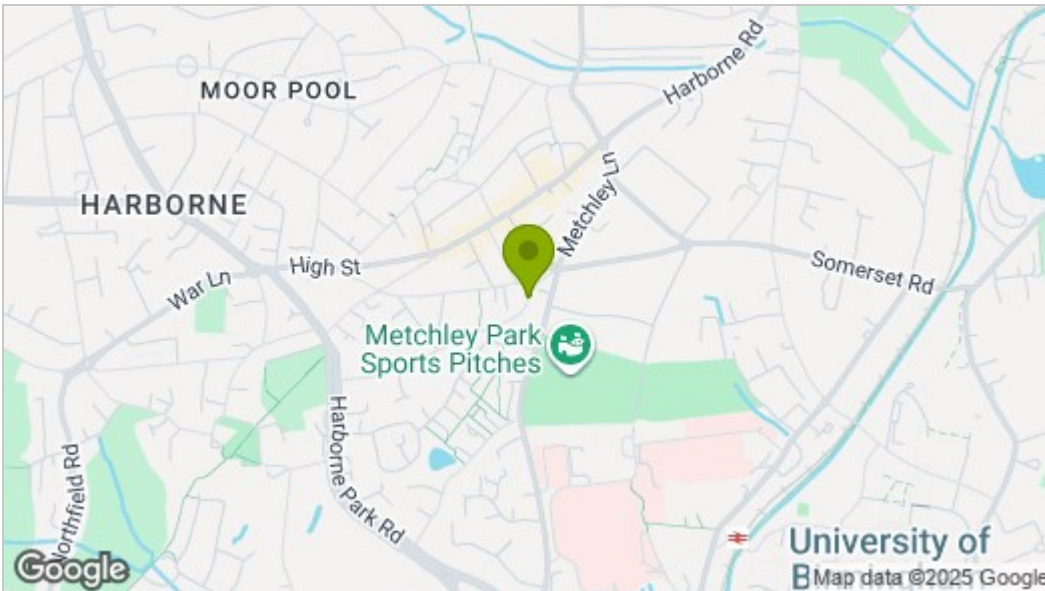
Approx Gross Internal Area
106 sq m / 1141 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.