



## 85 High Point Richmond Hill Road, Birmingham, B15 3RT

**Asking Price £175,000**

Hadleigh Estate Agents are delighted to offer this fantastic apartment for sale. Offered with no upward chain, the property is located within the ever popular High Point development. Being located within easy reach to Harborne High Street, offering an array of bars, restaurants and shops, along with excellent transport links into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham.

In brief, the property benefits from entrance hallway, spacious lounge and diner, modern fitted kitchen. Two double bedrooms, modern shower room and separate WC. Further benefitting from secure entry system, communal grounds, two balconies and garage en-bloc.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold  
Length Of Lease - 124 Years  
Service Charge - £2,568.00 PA  
EPC - TBC  
Council Tax Band - B



### Entrance Hall

Intercom system, electric radiator, ceiling light points and storage cupboard.

### Lounge Diner



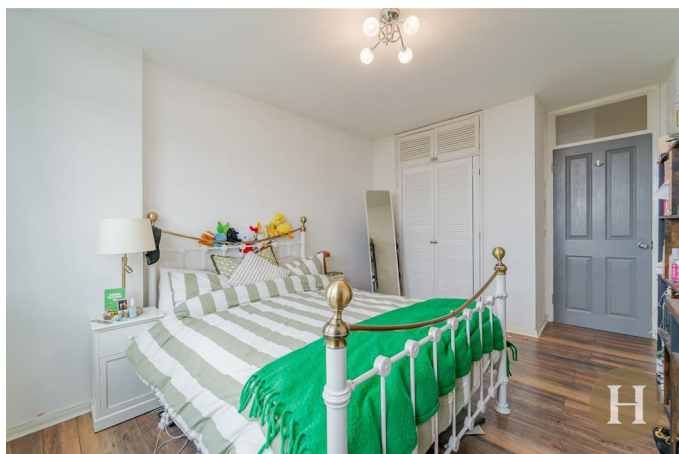
Dual aspect glazing and patio doors leading to two balconies. Two electric radiators and ceiling light point.

### Kitchen



Fitted kitchen with base and wall units, pantry and integrated cooker with hob. Double glazed window and ceiling light point.

### Master Bedroom



Spacious bedroom with built in wardrobe, double

glazed window, ceiling light point and electric radiator.

### Bedroom 2



Spacious bedroom with built in wardrobe, double glazed window, ceiling light point and electric radiator.

### Shower Room



Tiled walls, walk in shower cubicle with electric shower. Electric towel radiator, ceiling light point and vanity unit.

### WC



Partially tiled walls, low level flush WC with hidden cistern, vanity unit and ceiling light point.

## Garage



Benefitting from single garage en-bloc.

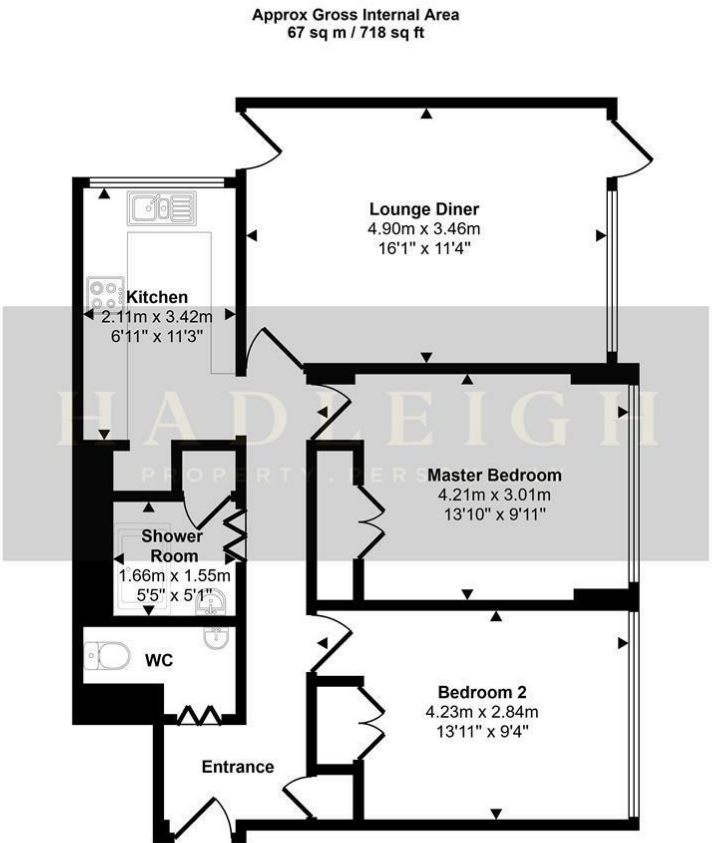
### General Information

We have been provided with the following lease information. Please note Hadleigh cannot be held responsible and we advise confirming with your solicitor.

Annual service charge and ground rent is £2568

The lease expires on 26th September 2149, leaving approx 124 years remaining

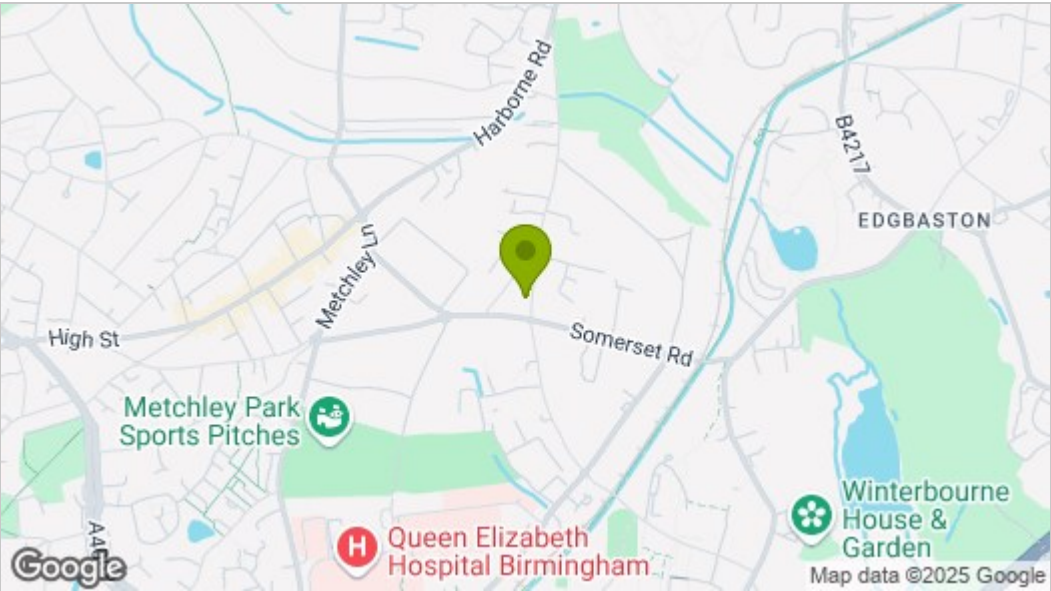
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

