



41 Timbermill Court Serpentine Road, Birmingham, B17 9RD
Offers In The Region Of £79,950

A ground floor two bedroom retirement flat located close to Harborne High Street.
EPC BAND RATING E
TAX BAND C

LEASEHOLD - 122 years remaining

Location

TIMBERMILL COURT is a purpose built retirement development for the over 60's (or 55 with a disability) situated in Lonsdale Road, which is adjacent to Harborne High Street with its excellent shopping, restaurant and café facilities. The development benefits from an on site manager together with 24 hour pull cord alarm support.

Introduction

41 TIMBERMILL COURT is a ground floor retirement flat that benefits from night storage heating and double glazing. The accommodation comprises reception hall, living room, kitchen, two bedrooms and bathroom. There are communal gardens, parking and residents lounge and laundry.

This property is leasehold, set on a scheme manager site, managed by Midland Heart Ltd. Potential purchasers must be age 60 or over, or age 55 with a disability, and will be required to submit an application and undergo an interview prior to an offer being accepted. ****NO ONWARD CHAIN****

There are legal fees to be paid by the purchaser for the lease reassignment, in the region of £450 plus VAT. The service charge is currently £239.33 per calendar month which includes building insurance.

On The Ground Floor

The flat is approached via a communal entrance hall with security entry system. There is a lift and stairs to all floors.

Reception Hall

Night storage heater, storage cupboard, security entry phone, alarm pull cord and front door.

Living Room 11'8" x 8'9" (3.56m x 2.67m)



Night storage heater, power points, ceiling light point, alarm pull chord, door to kitchen and double glazed window.

Kitchen 8'0" x 7'7" (2.44m x 2.31m)



Sink unit and drainer, base and wall units, electric cooker point, alarm pull chord and double glazed window.

Bedroom One 11'8" x 10'8" (3.56m x 3.25m)



Night storage heater, power points, ceiling light point, alarm pull chord and double glazed window.

Bedroom Two 12'5" x 7'1" (3.78m x 2.16m)



Panel heater, power points, ceiling light point, alarm pull chord and double glazed window.

Bathroom



Panelled bath, wash hand basin, low level WC, extractor fan and airing cupboard.

Outside



The property benefits from residents parking and well kept communal grounds.

Communal Facilities

The property benefits from communal grounds, residents lounge, laundry and there is an on-site manager.

Lease Information

This property is Leasehold, we understand that the lease is 125 years from 1st June 2018.

Service charge is currently (07/06/22) - £260.24 per calendar month which includes building insurance.

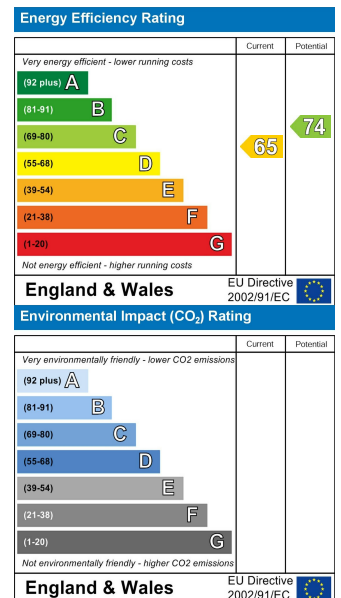
Potential purchasers must be of age 55 or over - all potential purchasers will need to submit an application and undergo an interview prior to an offer being accepted. There are legal fees to be paid by the purchaser for the lease reassignment, in the region of £450 plus VAT.

Floor Plan

Area Map



Energy Efficiency Graph



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.