



## Flat 21 20 Bell Barn Road, Birmingham, B15 2DB

### Offers In Excess Of £215,000

A well maintained two bedroom fourth floor penthouse flat situated close to Birmingham City Centre. Ideal investment property. Secured parking and glazed balcony with views.

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 - 110 Years Remaining  
Service Charge - £950.00 PA  
Ground Rent - £250.00 PA  
EPC - C  
Council Tax Band - C



### Location

BELL BARN ROAD is approached from Lee Bank Middleway and is a purpose built modern development of flats which is situated within close proximity to Birmingham City Centre. The University of Birmingham and Queen Elizabeth Medical Complex. and Harborne High Street which offers excellent shopping, cafe and restaurant facilities, are readily accessible. Five Ways train Station is within walking distance.

### Introduction

FLAT 21 BELL BARN ROAD is a well maintained spacious fourth floor flat benefiting from electric heating and double glazing. Ideal for investment buyers, the accommodation comprises a reception hall, lounge/kitchen, balcony, two bedrooms, bathroom and en suite shower. To complement the flat there is secured on-site parking and communal grounds.

### Communal Entrance Hall

The flat is approached via a communal entrance hall with a security entry phone system

### Reception Hall

Wall mounted electric panel heater, boiler cupboard, store cupboard with plumbing for washing machine and front door.

### Open Plan Lounge/Kitchen 20'4" x 14'10" (6.20m x 4.52m)



Wall mounted electric panel heater, power points, ceiling lighting, dual aspect double glazed windows and door to balcony.

### Kitchen Area



Sink unit and drainer, range of fitted units with contrasting worktop, single door oven, four ring hob with extractor, integrated dish washer, fridge/freezer and ceiling lighting.

### Balcony



Glass paneling. power points and timber decking.

### Bedroom One 10'9" x 8'9" (3.28m x 2.67m)



Wall mounted electric panel heater, power points, ceiling light point and double glazed window to side.

## En-Suite Shower



Enclosed shower cubicle, wash hand basin, low level wc, heated towel rail and wall tiling

## Bedroom Two 13'5" x 8'10" (4.09m x 2.69m)



Wall mounted electric panel heater, power points, ceiling light point and double glazed window to rear

## Bathroom



White suite of panelled bath with shower over, wash hand basin, low level wc, electric heated towel rail and wall tiling

## Outside



Single allocated parking space set behind secure gates.

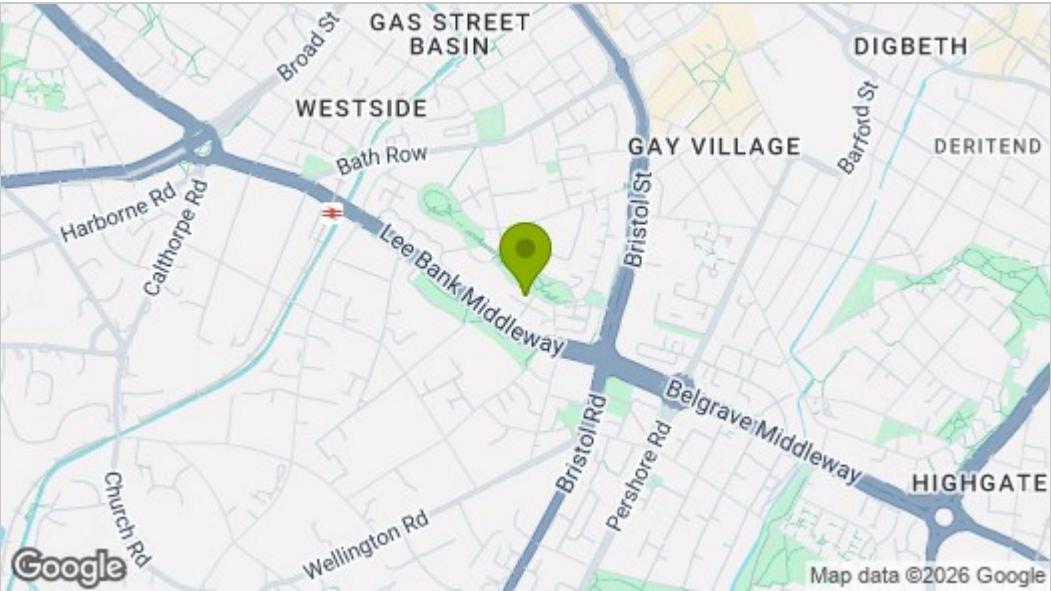
## Lease/Service Charge

The flat is leasehold with approx 110 years unexpired and annual ground rent of £250/

The current service charge is approx £950 pa.

Floor Plan

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

