



## Flat 23 , Birmingham, B17 9NE

**Offers Around £85,000**

A second floor retirement flat, set within prime Harborne High Street location within the Lingfield Court Development exclusively for the over 55's. Benefits include a communal lounge, residents off road parking and on site warden.

EPC RATING C

Ground rent = Included within the Service Charge

Service charge= £2460.00 per annum

TAX BAND B

LEASEHOLD - 73 years remaining

### Location

LINGFIELD COURT is well situated on Harborne High Street between Metchley lane and York Street making the locality ideal for access to shopping and good local amenities on the High Street including Marks & Spencers, Waitrose and various eateries. There are excellent public transport services to Birmingham City Centre & Queen Elizabeth Medical Complex plus a host of recreational amenities such as Birmingham Botanical Gardens, Harborne Golf Club, Harborne Cricket Club and Harborne Leisure Centre.

### Introduction

23 LINGFIELD COURT is situated on the second floor to the front of this purpose built development with approach via a communal entrance hall having security answer phone system. A staircase or lift service affords access to the floors. The accommodation which includes a care call system can only be fully appreciated by an internal inspection and comprises in more detail:

### Entrance Hall

Having security intercom entry phone, alarm pull cord, ceiling light point, storage cupboard and loft access

### Living Room 16'2" x 10'10" (4.93 x 3.30)



Double glazed window to front elevation, alarm pull cord, two wall lights, storage heater, ceiling light point and feature fireplace

### Kitchen 8'4" x 7'1" (2.54 x 2.16)



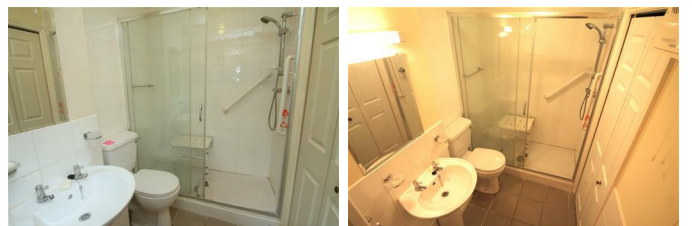
Having a range of wall and base units with contrasting work surfaces, stainless steel sink with drainer, plumbing for washing machine, single door oven, hob, florescent strip light and Xpelair

### Bedroom 14'0" x 8'0" (4.27 x 2.44)



Double glazed window to front elevation, two double door wardrobes, storage heater and ceiling light point

### Bathroom



Having low level wc, wash hand basin, airing cupboard, electric fan heater, Xpelair and double tray shower

### Outside

There are enclosed communal gardens and residents parking facilities

### General Information

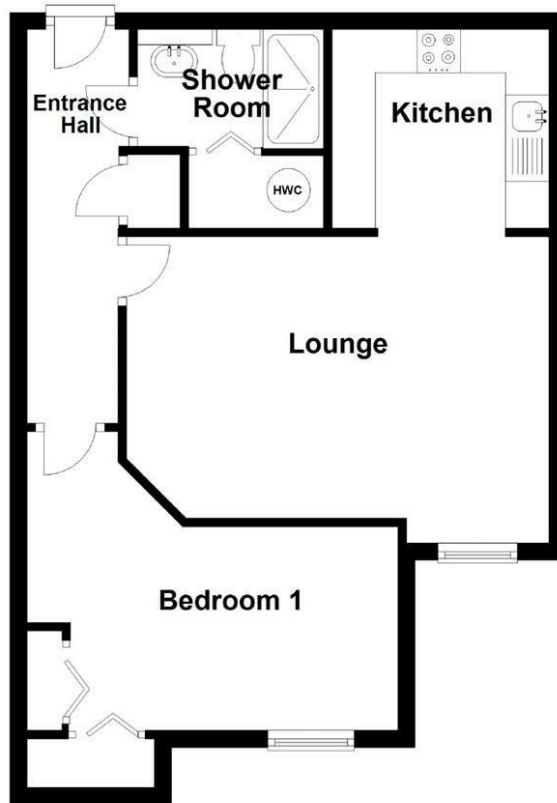
TENURE: We understand that the property is LEASEHOLD with 125 years from 1990

**SERVICE CHARGE:** There is a service charge levied to cover the cost of the maintenance and upkeep of the common parts, insurance etc. We understand that this currently amounts to approximately £250 per month

# Floor Plan

## Ground Floor

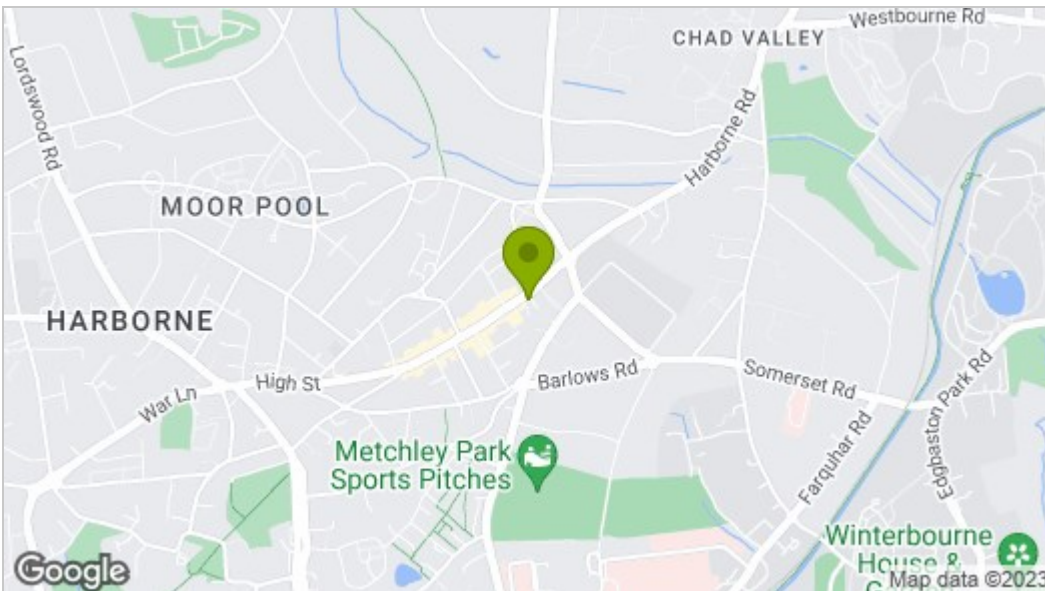
Approx. 46.4 sq. metres (499.1 sq. feet)



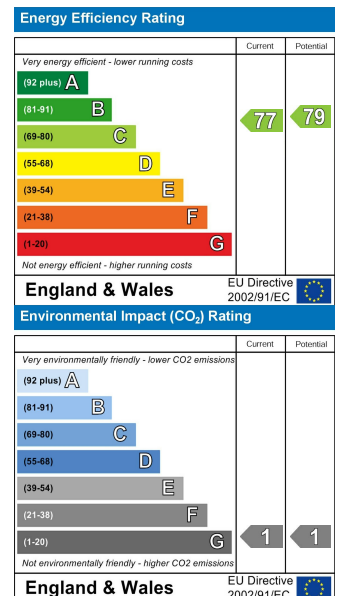
Total area: approx. 46.4 sq. metres (499.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.  
Plan produced using PlanUp.

# 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.