

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Flat 1, 486 Bromford Lane, Washwood Heath, Birmingham, B8 2RS

Offers In The Region Of £40,000



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*** NO UPWARD CHAIN *** GROUND FLOOR *** ONE BEDROOM *** CASH BUYERS ONLY ***

This ONE BEDROOM ground floor apartment is being offered with NO UPWARD CHAIN, The property consists of a entrance hallway, lounge, kitchen, and a double bedroom. The property has the benefit of a shared parking area (not allocated) Energy Efficiency Rating:- Awaiting

Approach

The property can be approached via a door under the covered parking area or via the stairs to the front leading to the communal entrance hallway area. Private door allowing access to:-

Entrance Hallway

6'10" x 2'9" (2.08m x 0.84m)

Wood effect flooring, decorative dado rail to the walls, and doors to the bathroom and lounge area.

Lounge

17'3" max 12'6" min x 12'7" (5.26m max 3.81m min x 3.84m)

Double glazed window to the front, two radiators, wall mounted boiler, and an Adams style fireplace with a tiled back and flagstone hearth. Storage cupboard, door to the bedroom and a further door to:-

Kitchen

8'10" x 7'4" (2.69m x 2.24m)

Range of wall mounted and floor standing base units with a work surface over

incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls, tile effect flooring, opening to the pantry area, plumbing for a washing machine and a double glazed window to the front.

Bedroom

12'4" x 6'8" (3.76m x 2.03m)

Double glazed window to the side, radiator, and a decorative dado rail to the walls. Door to the side allowing access to the side entrance porch fire exit.

Bathroom

5'6" x 6'4" (1.68m x 1.93m)

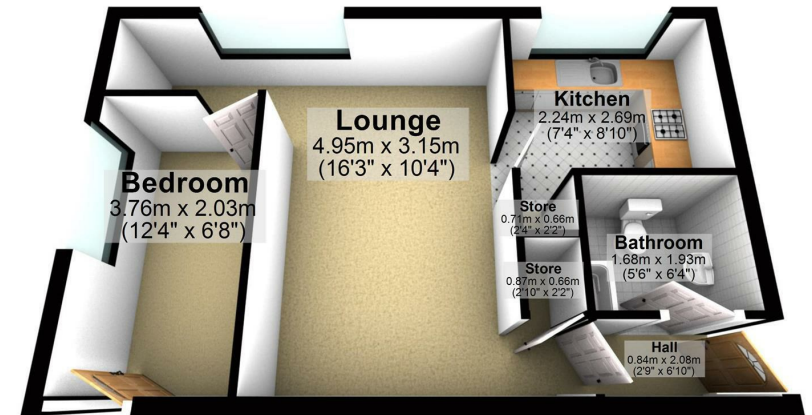
Suite comprised of a panelled bath with a boiler fed shower over, low flush WC and a pedestal wash hand basin. Tiling to the walls, and tiling to the floor area.

FURTHER INFORMATION

Managing Agent/Freeholder- Freshwater
Lease 99 years from 99yrs from 25th
December 1974
47-48 Years Remaining on lease
Ground Rent/Service Charge/Reserve Fund
£313.40 a month



Ground Floor



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		
73	75	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(20-39) D		
(1-19) E		
(1-19) F		
(1-19) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	