



Offers Over £55,000

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

- Ground Floor
- One Bedroom
- 47-48 Year Lease Remaining
- Cash Buyers Only
- Modern Bathroom

EPC Rating

Current: C
Potential: C

Council tax band

Band = A

*** 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

tilled 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.

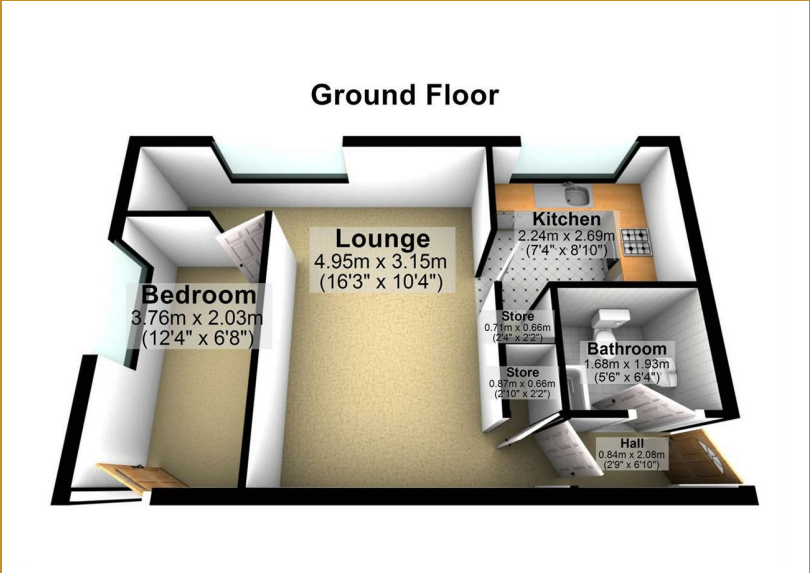
Bathroom

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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