





## Offers Over £55,000

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

\*\*\* 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

