



Offers In The Region Of £185,000

Lyneham Gardens, Sutton

Coldfield, B76 1XH

- 1st Floor Apartment/Maisonette
- Two Bedrooms
- Lounge/Dining Room
- Modern Kitchen
- Modern Bathroom
- En-Bloc Garage
- Built-In Wardrobes
- End Building

EPC Rating

Current:

Potential:

Council tax band

Band = A

**** 1st FLOOR MAISONETTE ** TWO
BEDROOMS ** NO UPWARD CHAIN **
170 YEAR LEASE ****

GREAT INVESTMENT OPPORTUNITY
the maisonette is currently let out at
£1000 pcm and the en-bloc garage is
let out separately for £100 pcm.
This first floor maisonette is being
offered with NO UPWARD CHAIN and
consists of a great size lounge area
with the ability to create a dining
space, modern style kitchen, TWO
BEDROOMS, and a modern style
bathroom.
EPC Rating:-

VIEWING IS HIGHLY RECOMMENDED -
Call to register your interest. 0121 748
7272

Approach

Approached via the communal public
footpath leading to the private front
door

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

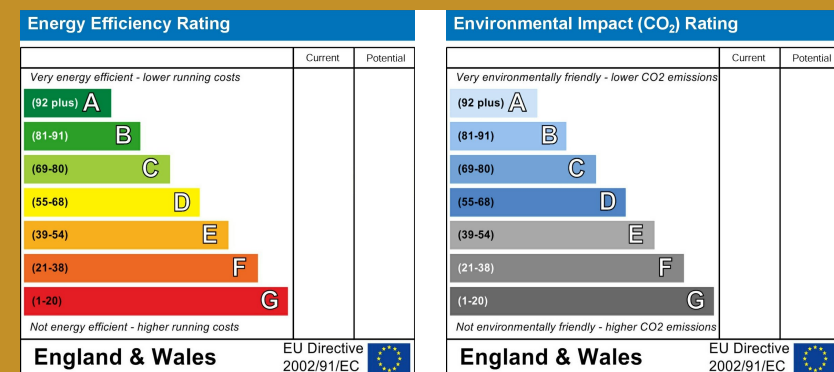
En-Bloc Garage

Lease Information

Lease has 189 years fro 24th Jone 2006
therefore 169 years remaining
Service Charge £130.00 payable in two
six monthly payments of £65.00
Ground Rent - Peppercorn lease
therefore vendor advises there is
nothing to pay

Further Information for Investment

The property can be let out for £950 -
£1000 pcm
The Garage can also be rented out
separately £100 pm





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