

ENGLANDS



60 High Street

Harborne, Birmingham, B17 9NE

£89,950





PROPERTY DESCRIPTION

A well-situated modern first floor retirement apartment for over 55s in a very convenient High Street location. Double glazing and electric heaters as specified, reception hall, L-shaped living room, fitted kitchen, double bedrooms with fitted cupboards, door leading to private patio, shower room/WC, warden and good communal facilities including residents lounge, kitchen, garden and private parking area.

Lingfield Court is well situated on Harborne High Street between Metchley Lane and York Street. It is ideal for quick access to the excellent shopping and other amenities on and around Harborne High Street, also regular transport services leading through to comprehensive City Centre leisure entertainment and shopping facilities. It is also readily accessible to Harborne Leisure Centre and a number of medical centres including the Queen Elizabeth Complex.

The property itself is situated on the first floor to the front of this purpose-built development with approach via a communal entrance hall having security answerphone 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:



Tel: 01214271974



HALLWAY

Having security answerphone, wall mounted electric heater, ceiling light point, coving to ceiling and useful storage cupboard.

L-SHAPED LIVING/DINING ROOM

5.94m max x 4.94m max (19'5" max x 16'2" max)

Having ceiling light point, three wall lights, wall mounted electric heater, fireplace with timber surround and inset electric fire, and coving to ceiling. Double glazed door leads to:

BALCONY

Private balcony having views over the High Street, artificial grass and wall-mounted light.

KITCHEN

2.51m max x 2.29m max (8'2" max x 7'6" max)

Having a range of wall-mounted wall and base units, washing machine, fridge freezer and slot in electric cooker with hob, wall mounted extractor fan, fluorescent ceiling strip light and vinyl flooring.

BEDROOM

4.31m max x 3.3m max into doorway (14'1" max x 10'9" max into doorway)

Having wall mounted electric heater, double glazed window overlooking the balcony, ceiling light point and two built-in wardrobes.

SHOWER ROOM

having shower cubicle with wall-mounted shower, low flush WC, pedestal wash handbasin, wall mounted mirrored cabinet, wall mounted strip light, extractor fan, wall mounted electric heater and airing cupboard having fitted shelving and housing the hot water tank.

COMMUNAL FACILITIES

There is a resident's lounge and kitchen, also enclosed communal garden and residents parking to the rear of the development.

ADDITIONAL INFORMATION

We are advised that the property is leasehold for a term of 125 years from 29th of September 1990. Approximately 92 years remaining. Subject to a variable service charge which we are advised currently amounts to £313 per month in 2023.

Council tax band B.

MAINTENANCE

LEASEHOLDERS are responsible for:

The interior of the property (with exception of items for which Anchor are responsible) and general fixtures and fittings inside properties.

Unblocking the waste pipes.

Repairing faults which have been caused due to overloaded circuits.

ANCHOR is responsible for:

Main structure of the property.

Separate heating installation inside properties.

Gas, water pipes, drains.

Electrical cables and wires.

Water taps.

Electrical switches, batten holders, power points.

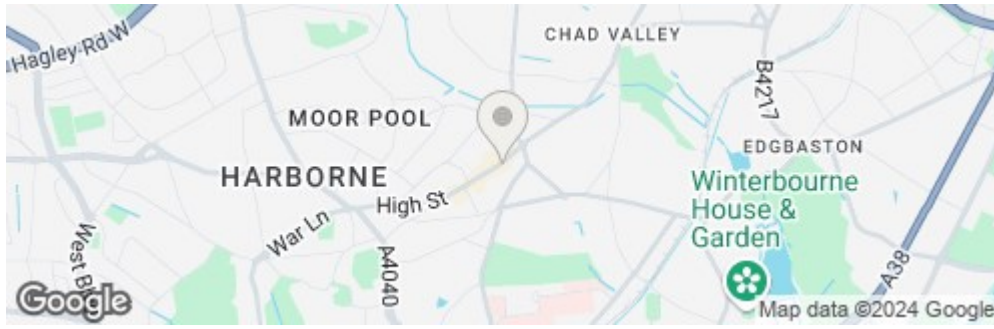
External windows and doors (including glass, locks handles).



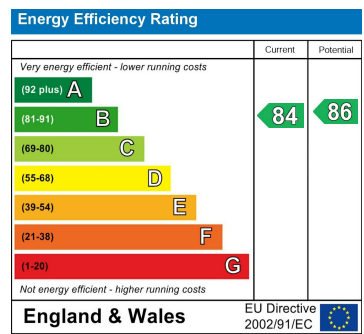
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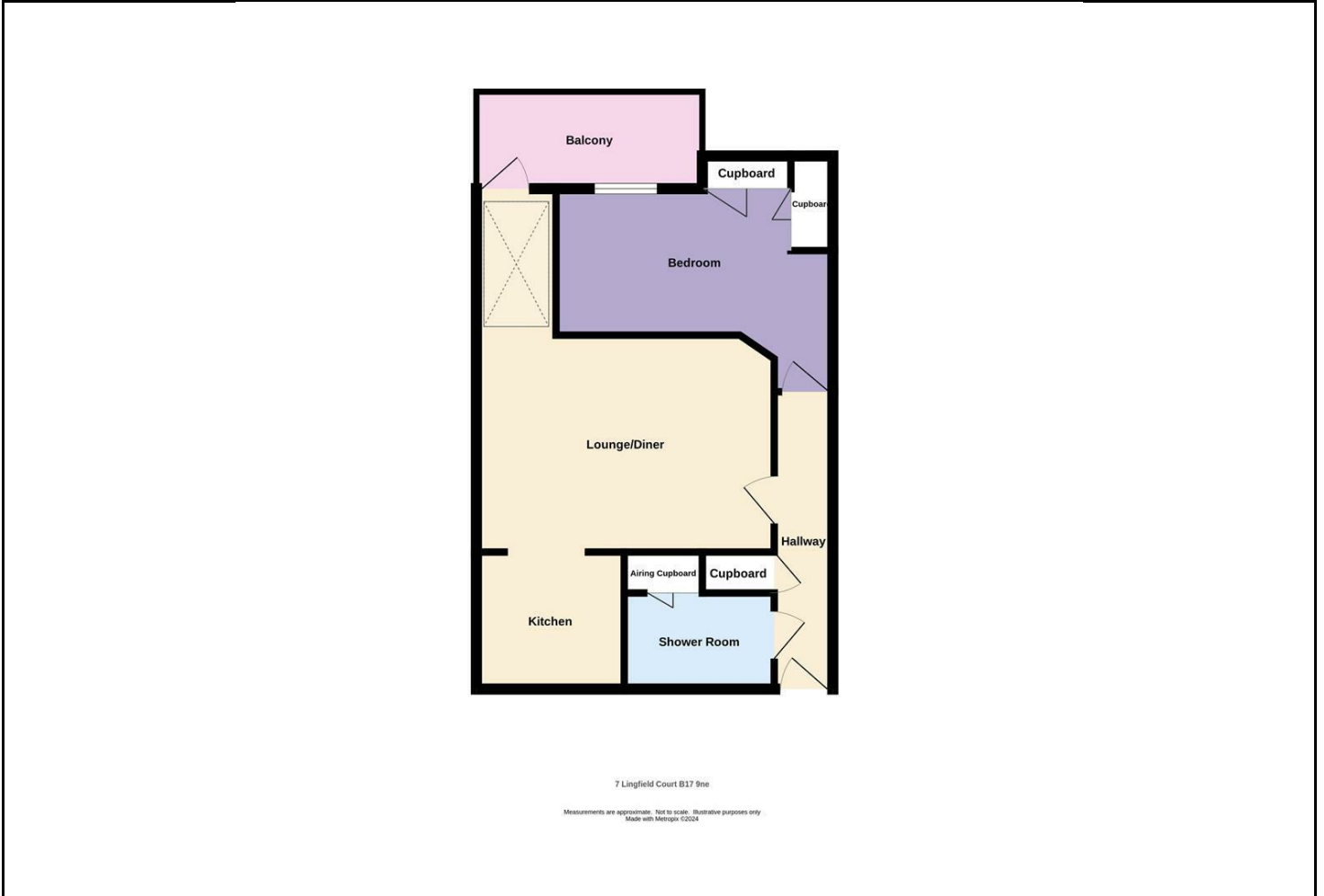
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

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.