

# ENGLANDS



60 High Street

Harborne, Birmingham, B17 9NE

£117,000







## PROPERTY DESCRIPTION

A well-situated first floor retirement apartment for over 60s in a very convenient Harborne High Street location. The property benefits from a reception hall, L-shaped living room with door leading to southerly facing terrace area, fitted kitchen, two bedrooms, shower room, 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 rear 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:







## RECEPTION HALL

Having entrance door with spy hole, electric heater, two ceiling light points, security answerphone system and meter cupboard.

## LIVING ROOM

Having two ceiling light points, two electric heaters, coving to ceiling and feature fireplace with electric fire and marble insert and hearth. Further rear area with wall light, glazed door and side window providing access to the terrace. Doors leading into:

## KITCHEN

2.44m max x 2.18m max (8'0" max x 7'1" max)  
Having vinyl flooring, a range of matching wall and base units with marble style worktop over, ceiling light point, partial tiling to walls, washing machine, single bowl sink drainer with mixer tap over, electric oven with induction hob over, and fridge freezer.

## BEDROOM ONE

3.28m max x 3.2m max (10'9" max x 10'5" max)  
Having ceiling light point, fitted double wardrobe and adjoining dressing table with drawers, electric heater, window overlooking terrace, coving to ceiling and further built in wardrobe.

## BEDROOM TWO

2.03m max x 2.62m max (6'7" max x 8'7" max)  
Having ceiling light point, coving to ceiling, electric heater and window overlooking rear.

## SHOWER ROOM

Having vinyl flooring, pedestal hand wash basin with mixer tap over, ceiling light point, partial tiling to walls, wall mounted heater, low flush WC, tiled shower cubicle with wall mounted showerhead and fold up seat, airing cupboard housing water tank and further storage cupboard.

## OUTSIDE

Southerly facing paved terrace area overlooking the rear of the development.

## ADDITIONAL INFORMATION

Tenure: We are advised that the property is leasehold with 90 years remaining and subject to a variable service charge of £408.04 pcm.

Council Tax Band: C

Communal gardens and parking.

## 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 and handles).



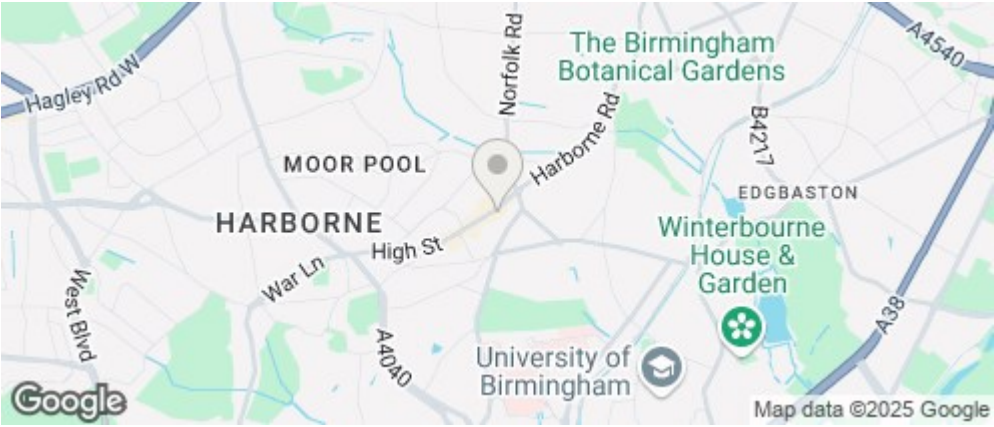


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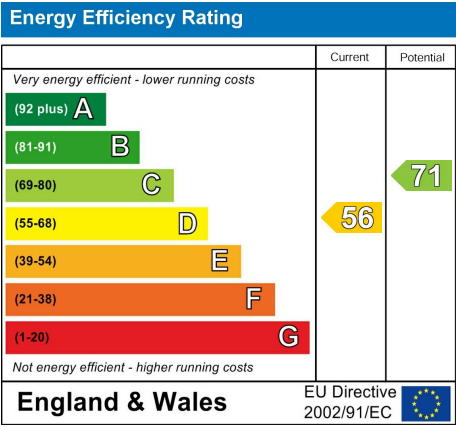




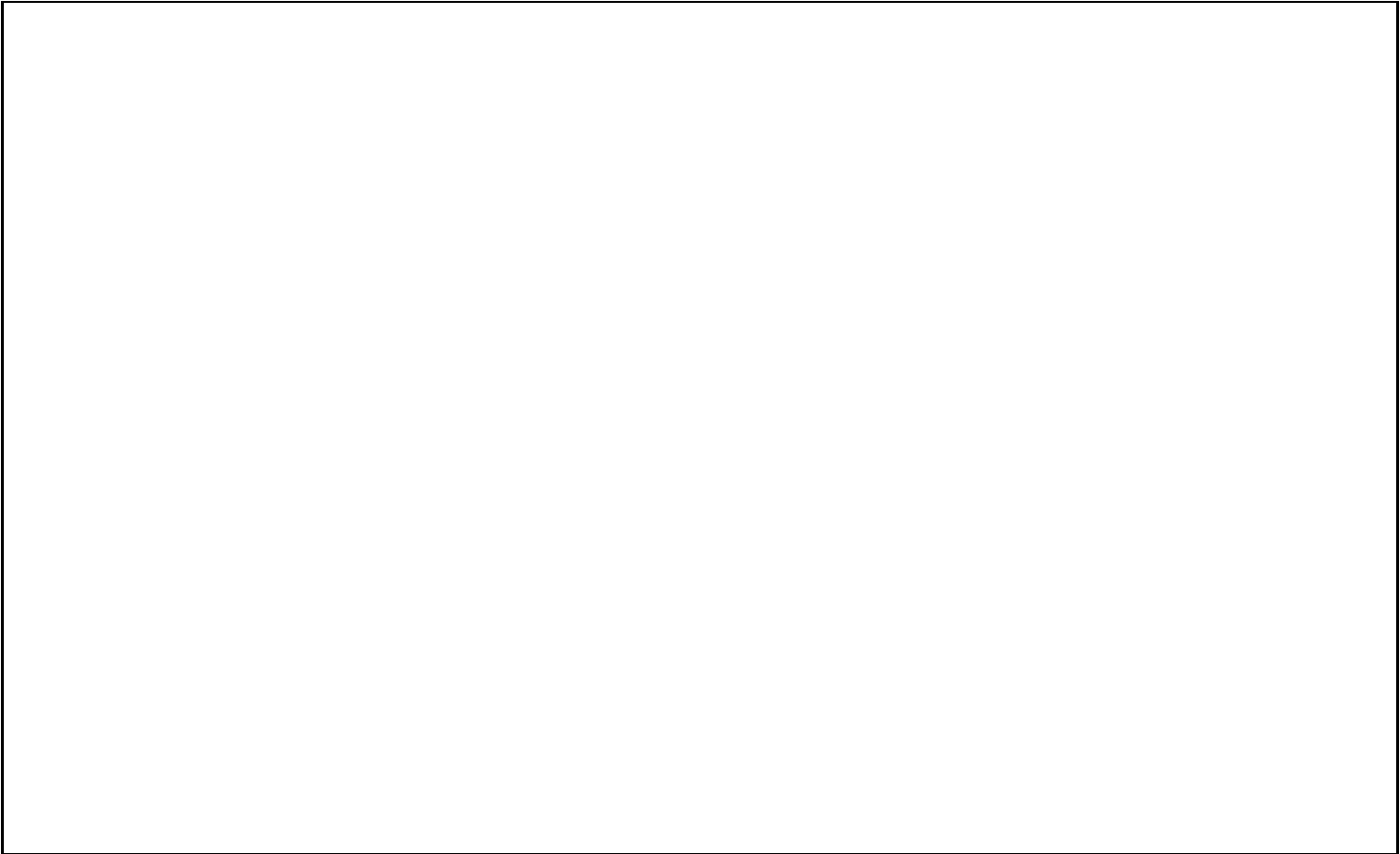
ROAD MAP



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**

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