

# ENGLANDS



260 High Street

Harborne, Birmingham, B17 9PT

£225,000







## PROPERTY DESCRIPTION

An excellently located modern first floor apartment in Harborne which benefits from having a living room, fitted kitchen, two bedrooms (one with ensuite), bathroom, secure gated access and two allocated parking spaces.

Harborne High Street is situated between Station Road and Albany Road. It is ideal for access to the excellent shopping and other amenities on and around the 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.

An internal viewing is highly recommended to fully appreciate the details of the accommodation on offer.





The property is situated on the first floor of this low rise three-storey purpose-built block. Approach is via a communal entrance hall with security answerphone system and stairs lead to the first floor. Plus, there is lift access to all floor including underground car park.

## ENTRANCE HALL

Having recessed ceiling spotlights, electric heater, security answerphone and built in storage cupboard having plumbing for washing machine and ceiling light point. Further storage cupboard housing water tank, fuse boards and wall light.

## LOUNGE

3.64m max x 5.21m max (11'11" max x 17'1" max)  
Having ceiling light point, electric heater and two Juliet balconies with windows either side.

## KITCHEN

2.97m max x 2.44m max (9'8" max x 8'0" max)  
Having wooden style flooring, recessed ceiling light points, UPVC double glazed window, a range of wall and base units with wooden style worktop over, integrated microwave, integrated Beco dishwasher, single bowl sink drainer with mixer tap over, electric oven, induction hob with extractor fan over, integrated fridge freezer and electric heater.

## BEDROOM ONE

3.34m max x 3.11m max (10'11" max x 10'2" max)  
Having ceiling light point, UPVC double glazed window, electric heater and built in wardrobe with sliding mirrored doors. Door leading into:

## ENSUITE

Having vinyl flooring, recessed ceiling spotlights, extractor fan, shower cubicle with wall mounted showerhead, partial tiling to walls, low flush WC, hand wash basin with storage underneath, shaving plug and towel rail.

## BEDROOM TWO

3.51m max x 3.03m max (11'6" max x 9'11" max)  
Having electric heater, ceiling light point, UPVC double glazed window and built in wardrobe with sliding mirrored doors.

## BATHROOM

Having vinyl flooring, towel rail, recessed ceiling spotlights, panelled bathtub with mixer tap over and wall mounted showerhead, extractor fan, shaving plug, partial tiling to walls, low flush WC, hand wash basin with mixer tap over and storage underneath.

## OUTSIDE

Harborne Central offers a secured gated environment and underground car park with the property having two parking spaces.

## ADDITIONAL INFORMATION

Council Tax Band: D

Tenure: We have been advised the property is leasehold with 981 years remaining (999 years from 1st January 2007) , a ground rent of £250.00 per annum and a service charge of £1822.31 paid half yearly.





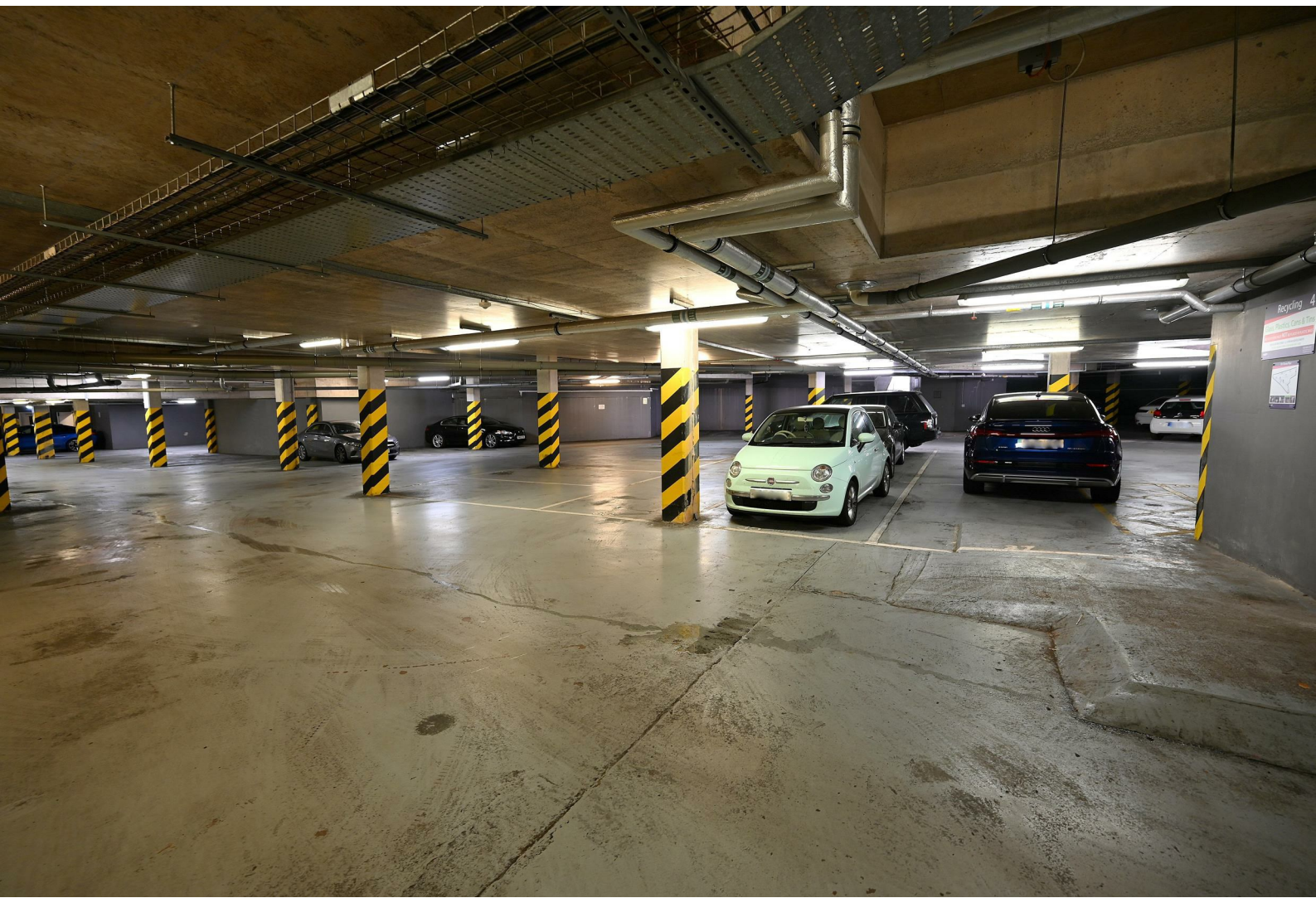
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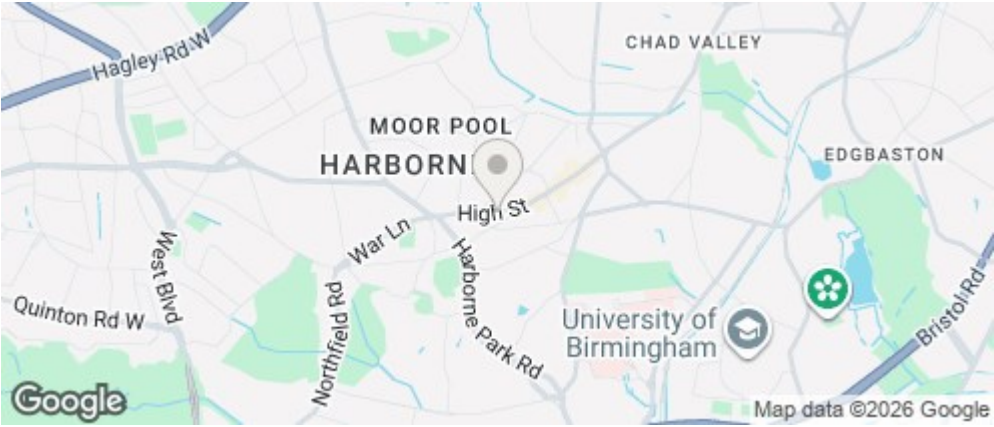


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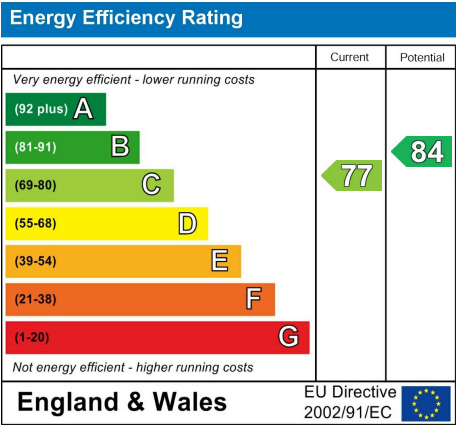




ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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