

ENGLANDS

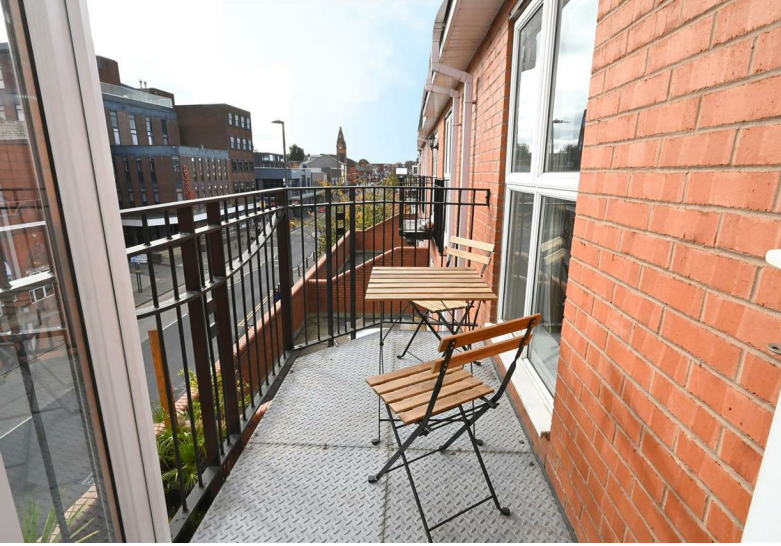


Flat 7, The Corner Place 1 North Road

Harborne, Birmingham, B17 9PA

£230,000





PROPERTY DESCRIPTION

This spacious duplex apartment comprises entrance hall, superb lounge/dining room with an abundance of natural light affording access to the balcony, house bathroom, fitted kitchen, two bedrooms (one with en-suite) and gated allocated parking.

The Corner Place is a delightful development built in 2002 and is enviably situated on the corner of Harborne High Street/North Road benefitting from excellent local amenities such as shops, bars, restaurants, leisure facilities and local schools. It is within close proximity to Birmingham University, the Queen Elizabeth Medical Centre and within reachable distance to Birmingham City Centre and local motorway connections.

The accommodation is approached via gated vehicular entrance from North Road at the corner of Harborne High Street and a security gate provides access to the numbered allocated parking spaces. This apartment benefits from one allocated parking space and the entrance lobby has video security answerphone system with a staircase which affords access to the floors. Viewing is absolutely essential and highly recommend to fully appreciate the accommodation which comprises in more detail:-



Flat 7, The Corner Place 1 North Road



ENTRANCE HALL

Having security answerphone system, built-in storage cupboard, recessed ceiling spotlights and roof hatch.

EXCELLENT LOUNGE/DINING ROOM

8.49m max x 5.31m max (27'10" max x 17'5" max)

Having double glazed windows to the front and side elevations, double glazed doors to the side elevation incorporating a Juliet style balcony, coving to ceiling, two electric heaters and ceiling light point. Double glazing doors leading to:

BALCONY

Providing outside space and delightful views over Harborne High Street.

FITTED KITCHEN

3.24m max x 3.18m max (10'7" max x 10'5" max)

Having wooden-style flooring, recessed ceiling spotlights, base units with worktop over, 1 1/2 bowl sink with mixer tap over, partial tiling to walls, Bosch electric oven with induction hob over and extractor fan, and plumbing and space for washing machine.

BEDROOM TWO

3.64m max x 4.39m max (11'11" max x 14'4" max)

Having two ceiling light points, UPVC double glazed window overlooking front elevation and two built-in wardrobes.

JACK AND JILL BATHROOM

Having vinyl flooring, panelled bath with mixer tap over and side screen, low level WC and pedestal wash hand basin. Complementary tiling to walls, Xpelair extractor fan and ceiling light point. Accessed from bedroom two and entrance hall.

STAIRS TO FIRST FLOOR ACCOMMODATION

A spiral staircase accessed from the lounge leads to bedroom one. Fire escape door also accessible.

BEDROOM ONE

8.46m max x 2.88m max (27'9" max x 9'5" max)

Having six UPVC double glazed windows and Juliet balcony, electric heater, ceiling light point, recessed ceiling spotlights, large built-in wardrobe and further cupboard housing water tank. Door leading to:

EN-SUITE BATHROOM

Having vinyl flooring, panelled bath with shower head over and side screen, low level WC and pedestal wash hand basin. Complementary tiling to walls, towel rail radiator, Xpelair extractor fan and ceiling light point.

OUTSIDE

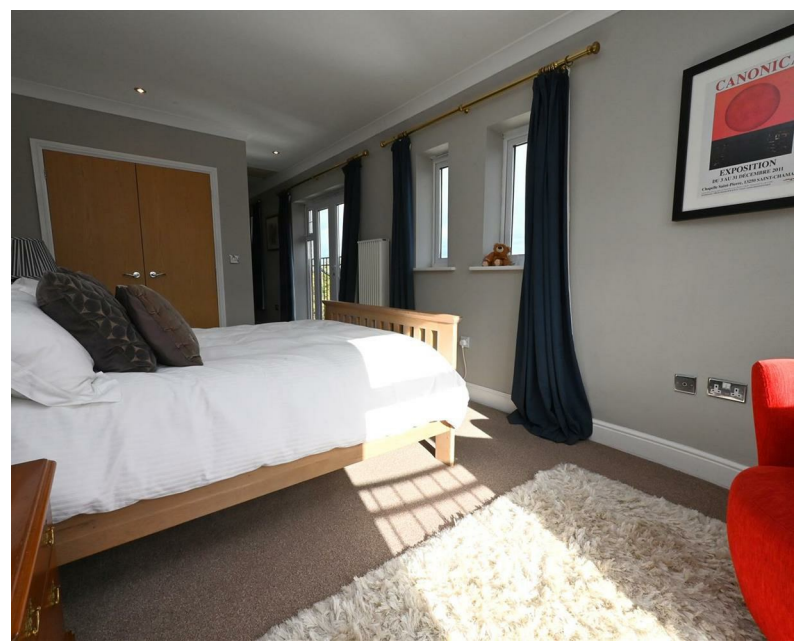
PARKING

Allocated space in the gated parking facility.

ADDITIONAL INFORMATION

TENURE: We have been advised the property is leasehold with 102 years remaining and subject to a service charge of currently £4,398.84 per annum and a ground rent of £150 per annum.

COUNCIL TAX BAND: E



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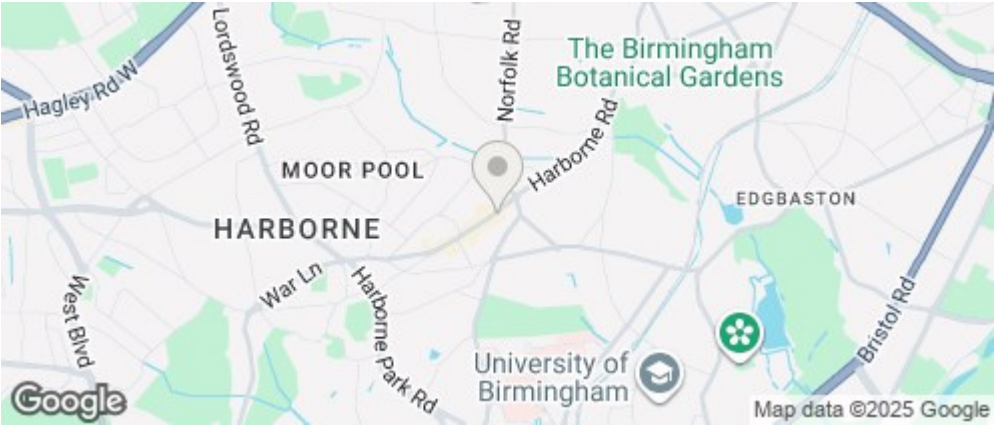




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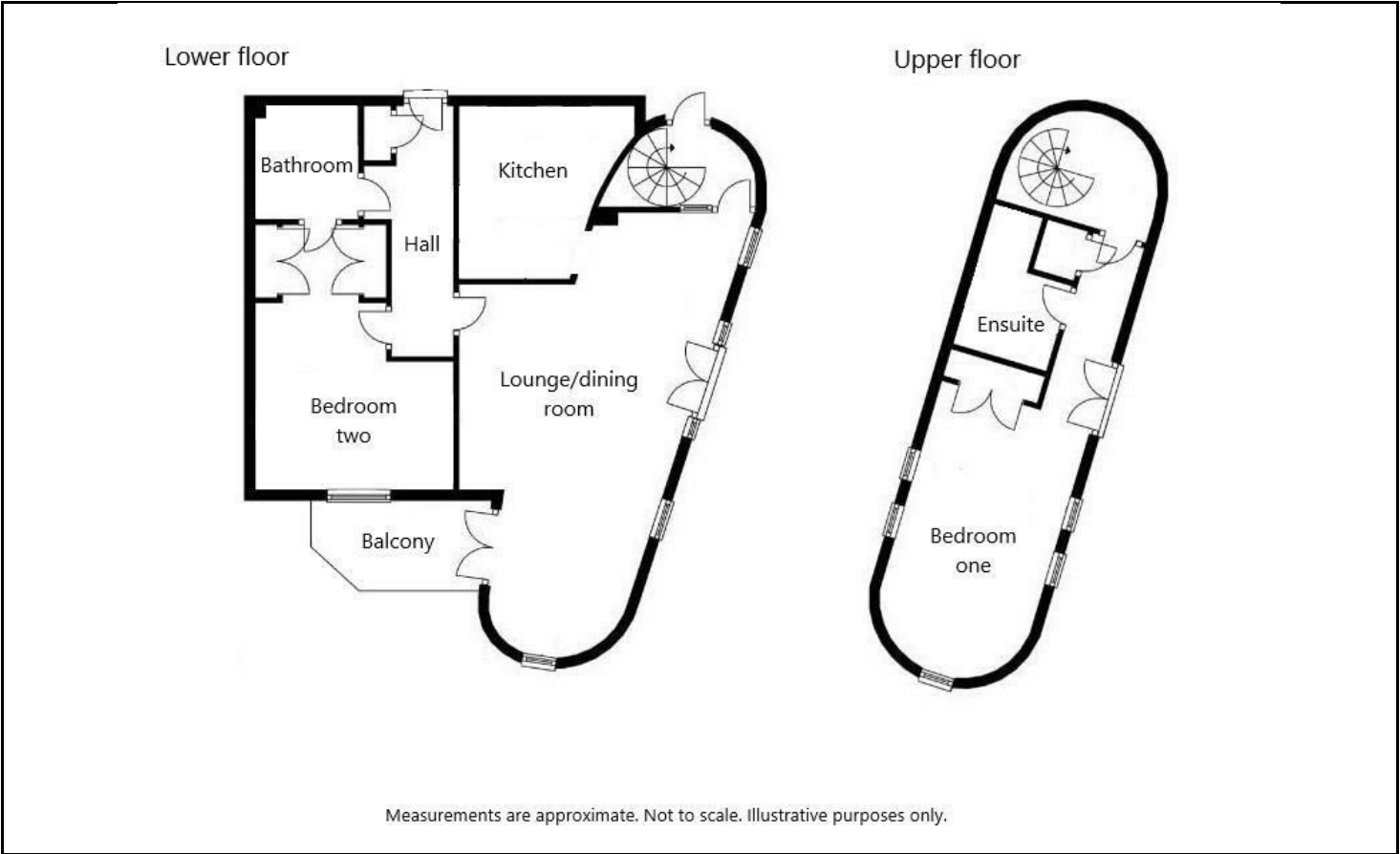
ROAD MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.”

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