



For Sale: £115,000. Leasehold.

Balmoral Court, Kidderminster, DY10 3AH

- No upwards chain
- One bedroom flat
- Garage
- 157 year lease

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this one bedroom second floor flat to the market. The property is being offered with NO UPWARDS CHAIN. The property benefits from hallway, living room, kitchen, double bedroom, newly fitted shower room, garage en-bloc and communal gardens. EPC and floorplan ordered.

Hallway Doors to all rooms and storage cupboard, Loft access hatch, ceiling light point and fuse board.

Living Room UPVC window to the rear elevation, ceiling light point, feature fireplace with electric fire and storage heater. Serving hatch to kitchen.

Kitchen Fitted with a range of wall and base units with worksurfaces over and inset stainless steel sink. Space for a freestanding cooker, washing machine, fridge and freezer. Cupboard houses the hot water cylinder. UPVC window to the front elevation provide elevated views over Clent hills. Ceiling light point.

Bedroom Two UPVC windows to the rear elevations, ceiling light point and storage heater. Built in wardrobe.

Shower Room Newly fitted white suite to comprise shower enclosure with Triton shower, pedestal sink and low level WC. UPVC window to the front elevation and ceiling light point.

Garage En Bloc Up and over door.

Leasehold Information The property is Leasehold on a 199 year lease from 31st March 1982 with 157 year remaining. Service charge £800 per annum (£200 paid every quarter). Ground Rent £5 per annum. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.



Room Details

Hallway

Living Room 4.26m x 3.65m (13'12" x 11'12")

Kitchen 2.58m x 3.61m (8'6" x 11'10")

Bedroom 4.10m x 2.91m (13'5" x 9'7")

Shower Room 1.89m x 1.82m (6'2" x 5'12")

Garage En Bloc 19'3" x 8'9" (5.87m x 2.67m)

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

