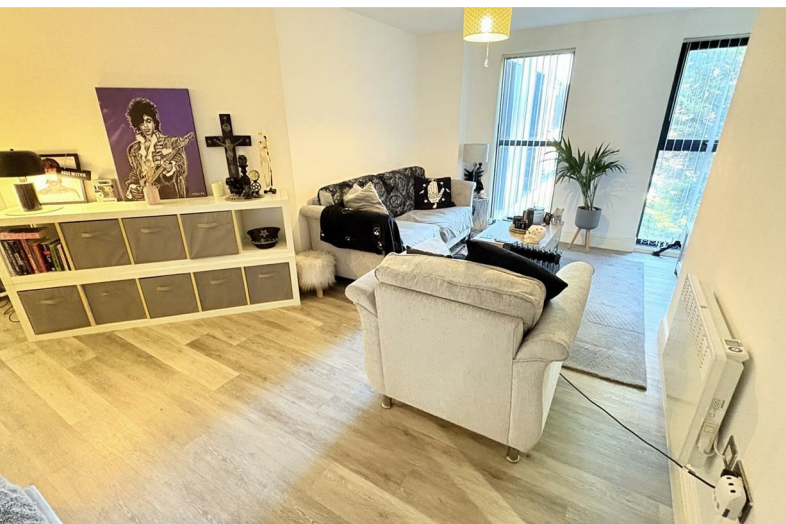




## Flat 20, Windsor House 15 High Street

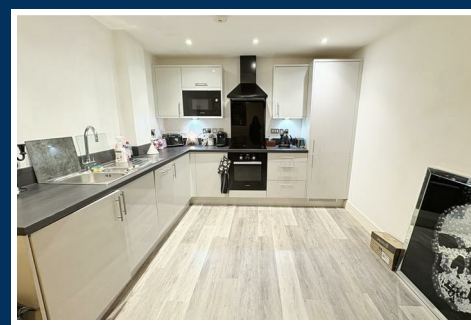
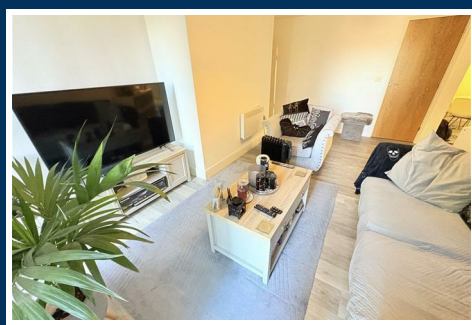
Kings Heath, Birmingham, B14 7BB

Offers Over £195,000





**\*SPACIOUS, TWO BEDROOM APARTMENT IN A PRIME LOCATION\*** Located in this prestigious development on Kings Heath high street which is perfectly placed for access to all of the amenities offered by both Kings Heath and Moseley and also offers excellent transport links into the City Centre via the nearby bus routes. It is ideal The accommodation on offer comprises; communal hallway with lift and stair access, entrance hallway, spacious open-plan living / dining and further breakfast-kitchen with appliances, primary bedroom with en-suite, second double bedroom and apartment bathroom. Energy Efficiency rating is C To arrange your appointment please contact our Moseley Team on; 0121 442 4040 or please feel free to visit our website at; [www.ricechamberlains.co.uk](http://www.ricechamberlains.co.uk)



### Approach

With wooden front entry door opening into:

### Hallway

With ceiling spotlight, wall mounted electric heater, wall mounted intercom system, laminate wood effect flooring and doors opening into:

### Bathroom

16'1" x 7'6" (4.91 x 2.3)

With ceiling spotlights, tiled flooring, bath with electric shower over, wall mounted sink, push button low flush WC, marble effect flooring and wall mounted towel radiator.

### Bedroom One

13'5" x 11'0" (4.11 x 3.36)

With ceiling light point, wall mounted electric radiator, double glazed window to the side aspect and door opening into:>

### En-Suite

5'0" x 7'2" (1.54 x 2.20)

With shower cubicle with shower over, wall mounted sink, push button low flush WC, shaver point, marble effect tiled flooring and tiled walls.

### Bedroom Two

9'4" x 12'2" x 4'5" x 17'4" (2.87 x 3.72 x 1.36 x 5.30)

With dual aspect floor to ceiling double glazed windows overlooking the communal grounds, ceiling light point and wall mounted electric heater.

### Open Plan Living/Kitchen

16'9" x 9'2" (5.11 x 2.81)

With ceiling light point, wall mounted electric heater two floor to ceiling double glazed windows to the side aspect, laminate wood effect flooring, door

opening into storage cupboard with ceiling light point, fuse board and housing the water tank and walkway into:

### Kitchen Area

18'6" x 9'11" (5.64 x 3.04)

With ceiling light point, ceiling spotlights, a selection of wall and base units with wood effect work surfaces over and under cupboard lighting, integrated fridge freezer, integrated dishwasher, integrated washing machine, Bosch cooker and hob with extractor over, integrated Bosch microwave, sink and drainer with hot and cold mixer tap and continued laminate wood effect flooring.

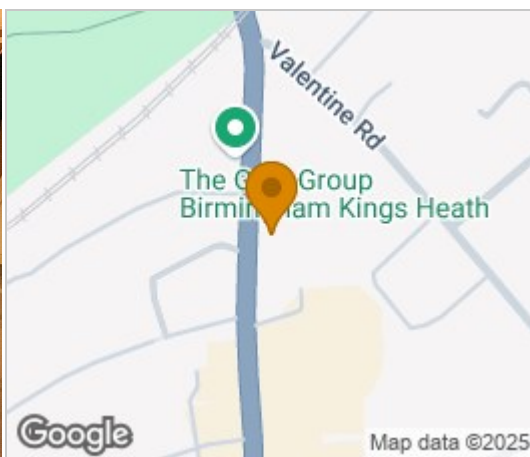
### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 20 Windsor House, 15 The High Street, Kings Heath, Birmingham, B14 7BB is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.

### Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 241 years, the ground rent is approximately £192 per annum and the service charges are approximately £1,653 per annum (subject to confirmation from your legal representative). Buildings insurance is £600 per annum





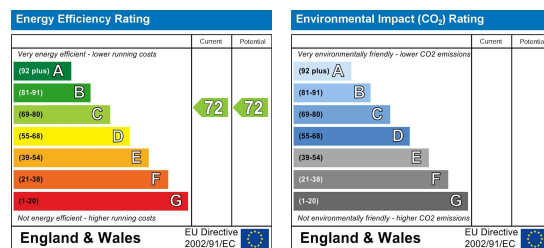
## Floor Plan



## Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.