



## 1 UNICORN HOUSE, REDDITCH, B97 4AW

**OFFERS OVER £90,000**

An exceptionally well presented and very conveniently located one bedroom apartment is ideal for easy access to the Town Centre and Train Station. In brief this property offers: communal entrance with stairs to first floor. Via the apartment front door: L Shaped open plan lounge/kitchen with built in appliances. One double bedroom and a modern shower room. Please contact Vizors to arrange your viewing now!!!

EPC - D

Council Tax -A

Tenure - Leasehold - Years 144 Years remaining

Ground Rent £250.00 PA

Service Charge £1,016 PA

## Approach



The property is approached via a secure door entry system.

## Kitchen



A modern kitchen with some integrated appliances.

## Kitchen/Living area

17'0" max x 16'0" max (5.20 max x 4.88 max)



Open plan living space with Kitchen and Living area. Measurement is an overall size.

## Bedroom

13'9" max x 8'10" max (4.20 max x 2.70 max)



A double bedroom

## Shower Room

6'6" max x 5'2" max (2.00 max x 1.60 max )

### Vizards Estate Agents Ltd

Hyde House, 52 Bromsgrove Road  
Redditch B97 4RJ

01527 584533  
info@vizoestates.com  
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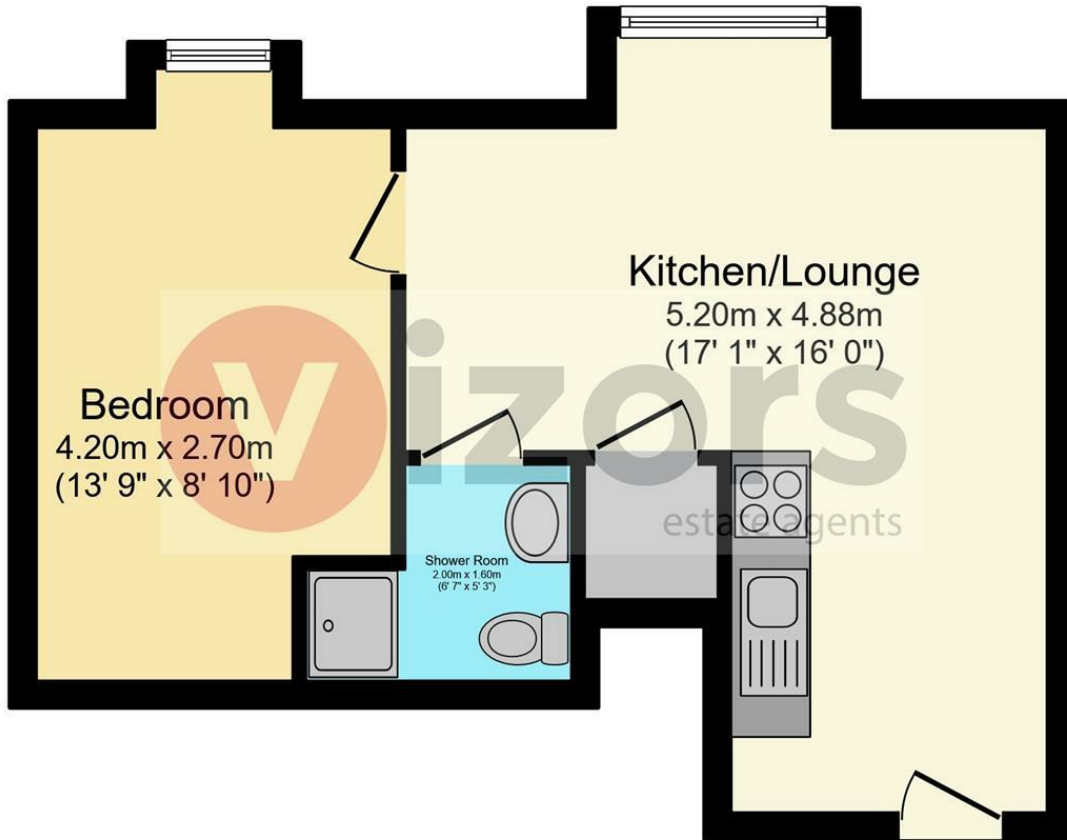


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	56
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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