



23 PROSPECT VIEW CLIVE ROAD, REDDITCH, B97 4BE
OFFERS OVER £125,000

Set in the convenient location of Enfield and close to many local amenities is this two bedroom, second floor apartment which offers ample living accommodation throughout.

Approached via a gated entrance leading to the parking area and entered via a communal stairway to the second floor. The apartment offers entrance hallway, open plan kitchen, dining, living area with Julietta balcony, bedroom one which is a great size and benefits from an ensuite, a second bedroom and a bathroom. To the rear of the property is a pleasant communal garden. This property must be seen to be appreciated for the overall size throughout.

EPC - C
Council Tax - B
Tenure - Leasehold - 105 years remaining
Ground Rent - £200 PA
Service Charge - £1,329 PA

Please read the following; The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



Approach

The property is approached from a gated parking area leading to the building where the staircase takes you to the second floor where the apartment door is. There is a secure door intercom system.



Open Plan Kitchen/Dining/Living area

31'6" max x 11'1" max (9.62 max x 3.40 max)

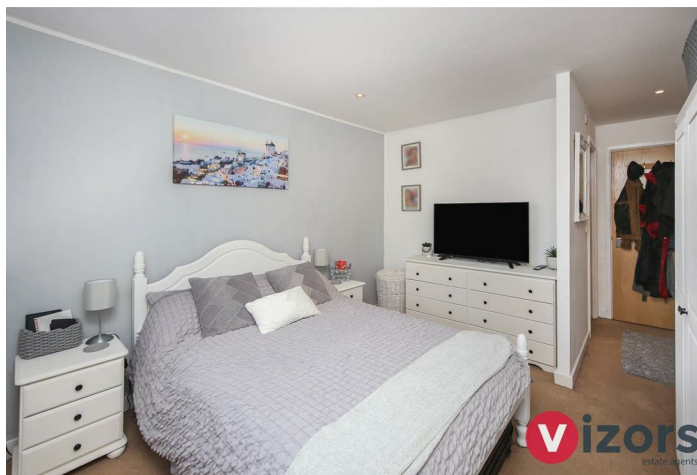
Open plan space offering kitchen area, dining space and living area with Juliet balcony.



Bedroom One

17'4" max x 10'5" max (5.30 max x 3.20 max)

A good size principal bedroom with ensuite shower room off



Ensuite

7'6" max x 4'11" max (2.30 max x 1.50 max)

With basin, WC and shower enclosure



Bathroom

9'2" max x 6'6" max (2.80 max x 2.00 max)

With basin, WC and bath



Bedroom Two

10'2" max x 7'6" max (3.10 max x 2.30 max)

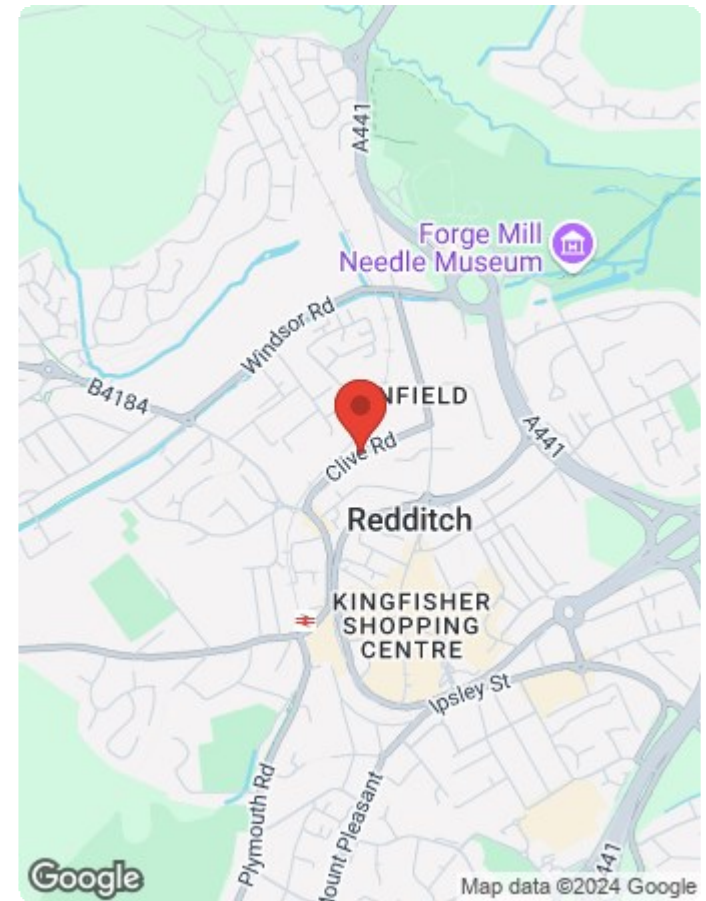
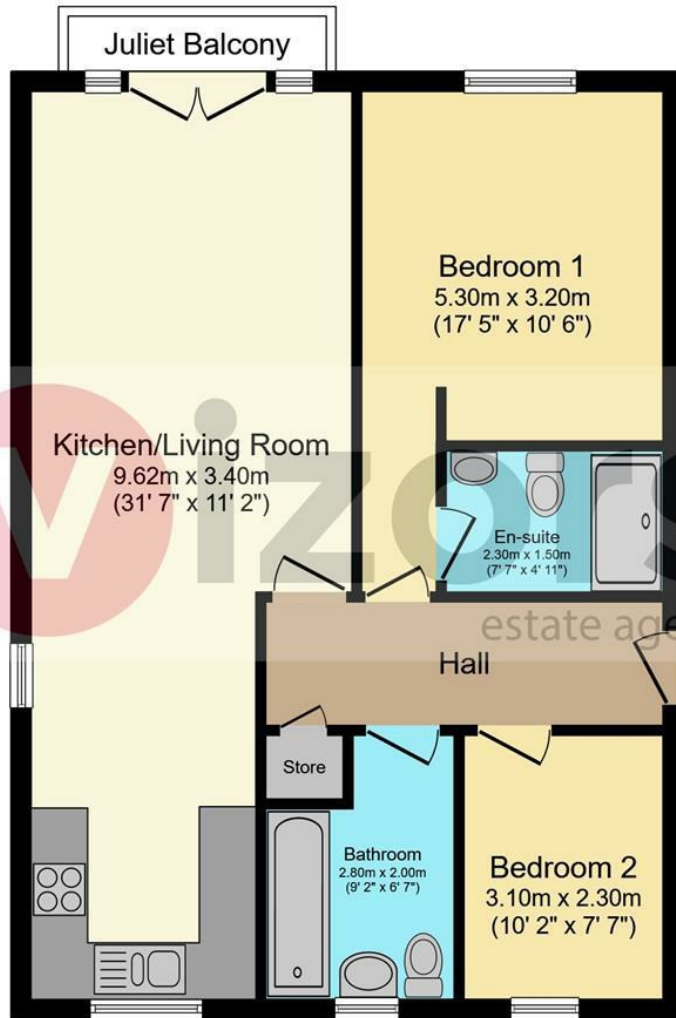
Second double bedroom



Communal gardens







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) 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	80	80

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



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