



27 ALDER CARR CLOSE, REDDITCH, B98 7PF

£725 PER CALENDAR MONTH

AVAILABLE NOW!!! Set in the central location of Greenlands sits this top floor, one bedroom apartment that must be viewed to appreciate all there is to offer!!! In brief this property comprises of: an entrance hallway leading to open plan kitchen/living space with Juliette balcony, a large double bedroom with fitted wardrobe and Juliette balcony and good size bathroom with shower over bath. The property also benefits from having an allocated parking space, UPVC double glazing throughout and gas central heating. Please contact Vizors to arrange your viewing now!!!

A Holding Deposit of £167.30 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date.

Vizors is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

All tenancies start with a initial 6 month fixed term, unless agreed by negotiation.
COUNCIL TAX BAND: A (correct at the time of marketing commencement)

Approach



The property is approached via a secure door entry system with stairs leading to the upper floors

Open plan Kitchen/Living Space

23'11" max x 11'1" max (7.30 max x 3.40 max)



With an array of base and wall units in the kitchen which is open to the living area with Juliette balcony.

Bedroom

13'1" max x 9'10" max (4.00 max x 3.00 max)



A good size double bedroom with fitted wardrobes and Juliette balcony.

Bathroom

7'6" max x 6'6" max (2.30 max x 2.00 max)



With basin, WC, Shower over bath.

Parking

Vizors Estate Agents Ltd

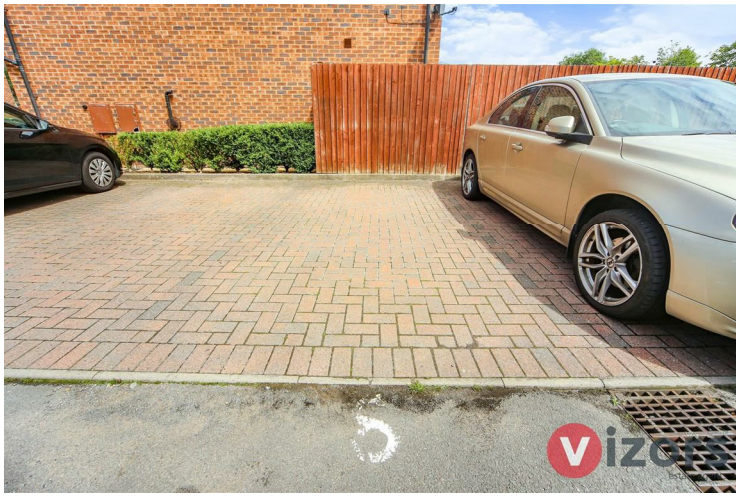
Hyde House, 52 Bromsgrove Road
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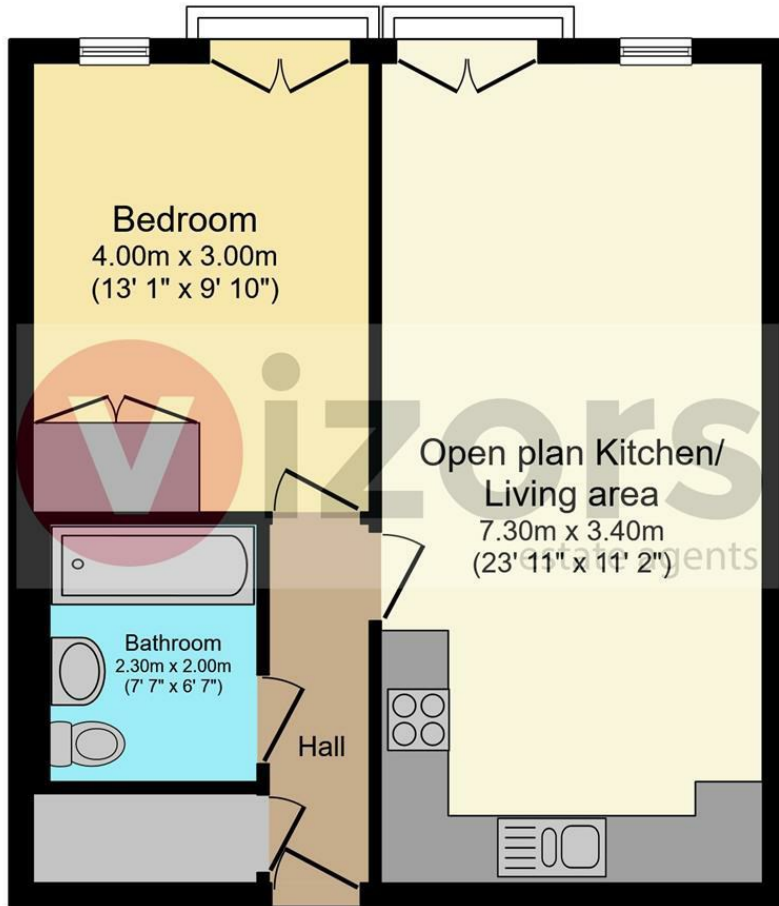
One allocated parking space.

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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) A | | | |
| (81-91) B | | 83 | 83 |
| (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 | |
| 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 | | | |
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