



**19 IPSLEY MANOR, REDDITCH, B98 0TJ**  
**ASKING PRICE £185,000**

**ON OFFER WITH NO ONWARD CHAIN - TWO BEDROOM EXECUTIVE STYLE APARTMENT IN HIGHLY REGARDED LOCATION!!**

This well presented two bedroom first floor apartment in highly sought after location that must be viewed to appreciate! In brief the property offers: communal entrance with secure intercom and lift. Inside the apartment: entrance hall with doors leading to: two bedrooms both having fitted wardrobes and the main bedroom having an en-suite shower room, bathroom with shower over bath and open plan living/kitchen/dining area that has a modern integrated kitchen with fridge/freezer, washer dryer, oven and hob. There are communal gardens and x2 allocated parking spaces for this property, plus visitors parking.

Council Tax Band- B.

EPC Rating- B.

Tenure- Leasehold with a long lease having approximately 139 years remaining.

Ground Rent £150 PA

Service Charge £1,675.20 PA (broken down into 2 x payments of £837.60)

The seller has advised the agent, they are not aware of any pending changes/reviews to these charges.

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

Outside of the building there are communal gardens, car parking with two allocated spaces with this property, bike store and bin store area. There is a main building entrance with intercom access, stairs and lifts. There are a number of additional side entrance doors into the building.



### Entrance Hall

Wall mounted intercom access, doors lead off to;



### Living/Kitchen/Diner

19'0" max x 13'1" max (5.80m max x 4.00m max )  
Fitted with a range of integrated appliances.



### Bedroom One

17'3" max x 10'5" max (5.26m max x 3.20m max )  
With a range of fitted wardrobes and door leads into;



### En-suite

6'10" max x 5'6" max (2.10m max x 1.70m max )



### Bedroom Two

13'1" max x 9'10" max (4.00m max x 3.00m max )  
With fitted wardrobes.



### Bathroom

8'6" max x 6'2" max (2.60m max x 1.90m max )



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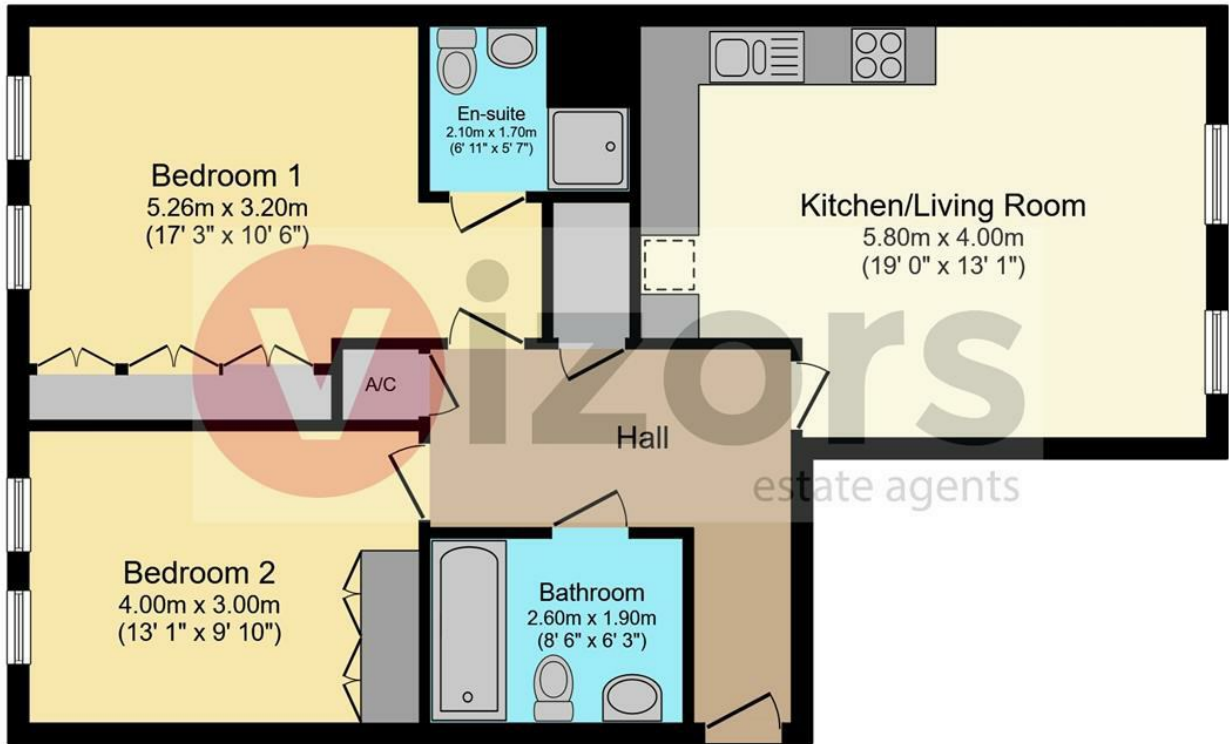


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>81</b>	<b>83</b>
<b>England &amp; Wales</b>		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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>85</b>	<b>86</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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