



Griffin Close, Northfield, Birmingham, B31 2FJ

Offers Over £175,000

Nicholas Humphreys are proud to present this two bedroom, 2 bathroom first floor apartment with allocated parking. The apartment is located in a popular development with secured gated access. With easy access to the Royal Orthopaedic, QE Hospital and University Of Birmingham. Ideal for investment or first time buyers.

The property consists of two bedrooms with built in wardrobes, the master bedroom offering ensuite facilities, family bathroom, large open plan living area with fitted kitchen, two balconies and secured parking. This secluded modern development is just off the Bristol Road between Northfield and Bourneville.. The City Centre is just 20 minutes away via the Bristol Road..

The Accommodation

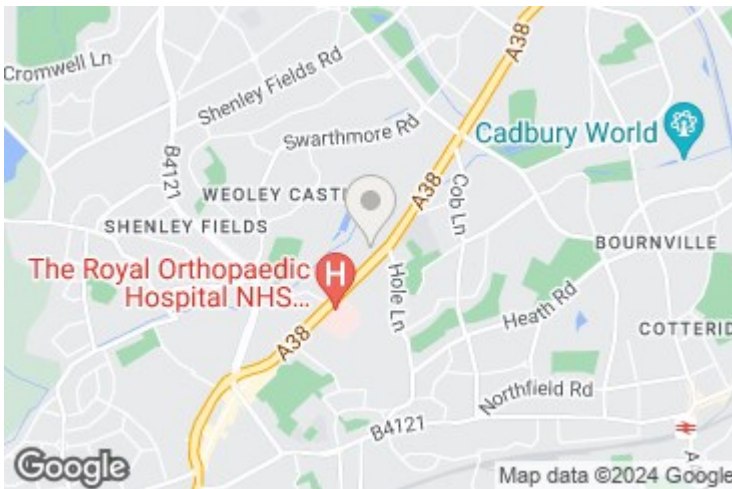
The property consists of two bedrooms with built in wardrobes, the master bedroom offering en-suite facilities, family bathroom, large open plan living area with fitted kitchen, two balconies and secured parking. The property is double glazed and has electric heating. This secluded modern development is just off the Bristol Road between Northfield and Bourneville.. The City Centre is just 20 minutes away via the Bristol Road..





Leasehold

The home is leasehold and we have been provided by the vendor the current information relating to the lease information. Ground Rent being paid £100 PA. The annual service charge for the current year being £1450 and reviewed every 12 months. The vendor has informed us the lease end date is 2123. Draft details awaiting vendor approval and subject to change.

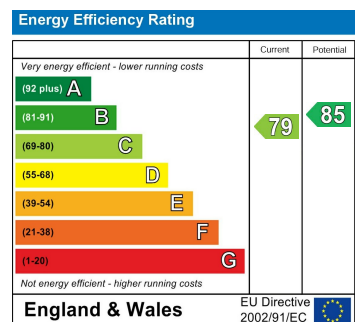


Council Tax Band D Leasehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.



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