

DRAKES

ESTATE AGENTS



Waddesdon House, Gorcott Lane, Dickens Heath, B90 1GH

£235,000

- A Beautifully Appointed Top-Floor Apartment
- Two Double Bedrooms
- Spacious Open-Plan Living/Dining Kitchen
- Ensuite Bathroom
- Shower Room
- Two Secure Allocated Parking Spaces
- Well Maintained Communal Grounds
- Juliet Balcony to Living Area



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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Living/Dining Kitchen - 6.12m x 4.85m (20'1" x 15'11")

Bedroom One - 3.12m x 3.33m (10'3" x 10'11")

Ensuite - 2.18m x 1.65m (7'2" x 5'5")

Bedroom Two - 3.15m x 2.92m (10'4" x 9'7")

Bathroom - 1.63m x 1.6m (5'4" x 5'3")

A beautifully appointed top-floor apartment with two secure, allocated parking spaces and accommodation comprising in brief of entrance hall, spacious open-plan living/dining kitchen, two double bedrooms, ensuite bathroom and shower room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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		

COUNCIL TAX BAND: C

EPC Rating: B

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 141 years remaining on the lease, a service charge payable of approximately £2500 per annum and a ground rent payable of £250 per annum. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.

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