



Offers In The Region Of £155,000

Apartment 3, 122 Rea Road, Northfield, Birmingham B31 2PW

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****IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTMENT OPPORTUNITIES**** This well presented two bedroom top floor modern apartment is situated on the popular Rea Valley Estate being close to local amenities, transport links, the Longbridge development and Bournville College. The property briefly comprises, entrance hall, lounge/diner, balcony with open walkway to the kitchen, Jack and Jill bathroom. The property also benefits from gas central heating, double glazing and one allocated parking space. Energy Efficiency Rating B. Please contact our Kings Norton Office if you would like any further information.

Approach

Approach this two bedroom top floor apartment via communal door opening into;

Communal Entrance

With stairs giving rise to the accommodation and a wooden door opening into;

Entrance Hall

Having intercom system, wall mounted central heating radiator, ceiling light point, loft access point (not inspected), storage cupboard and doors off to;

Lounge/Dining Area

16'0" x 11'4" (4.890 x 3.463)

Having double glazed window overlooking the side aspect, two wall mounted central heating radiators, two ceiling light points, double glazed French door opening out to the balcony and open walkway through to;

Kitchen

7'11" x 8'4" (2.414 x 2.562)

Having a double glazed window overlooking the side aspect, cupboard housing the central heating boiler and being fitted with a range of wall and base level storage units with work surface over incorporating stainless steel sink unit and drainer with mixer tap over, integrated electric cooker with electric hob and stainless steel style chimney extractor hood over, fridge and freezer, power points, tiled flooring and ceiling light.

Bedroom One

10'3" x 12'6" (3.142 x 3.816)

Having a double glazed window overlooking the side aspect, wall mounted central heating radiator, ceiling light point, and a door opening into the Jack and Jill bathroom.

Bedroom Two

13'10" (max) x 7'8" (max) (4.224 (max) x 2.339 (max))

Having double glazed window overlooking the front aspect, wall mounted central heating radiator and ceiling light point.

Jack and Jill Bathroom

9'2" x 5'6" (2.819 x 1.694)

Having ceiling light point, double glazed obscure window overlooking the side aspect, wall mounted central heating radiator and being fitted with a white four piece suite comprising panelled bath with mixer tap over, pedestal wash hand basin with mixer tap, low flush WC and shower cubicle with electric shower over, tiling to all splash backs and tiled flooring.

Outside

Communal parking with one allocated parking space.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 111 years, the ground rent is approximately £233.12 per annum and the service charges are approximately £ 831.10 per annum (subject to confirmation from your legal representative).



Rea Road
For illustrative purposes only, NOT to scale.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	79
(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			