



6 Avery Court, B91 2NG

Sale Price £160,000



**Love
Property Co.**

6 Avery Court Solihull, B91 2NG

Tenure - Leasehold

EPC Rating - B

Council Tax Band - B

Love Property Co are pleased to offer this well presented, sought after, bright and spacious two-bedroom, two-bathroom second floor apartment with outstanding views from the feature Juliette balcony enjoying a popular location close to Solihull Town Centre.

Allocated secure parking space within the 1st floor car park, access is from the main ground floor entrance via the staircase to the third-floor landing. This lovely apartment comprises of gas central heating, double glazing, two bedrooms, master bedroom with en-suite, family bathroom, modern kitchen with electric cooker and gas hob, plumbing for washing machine, good sized lounge/diner with Juliette balcony.

Allocated Parking

The allocated car parking space is positioned through the remote-controlled security shutter on the first floor of the apartments with further visitor car parking spaces on the ground and first floors.

Communal Gardens

Lawned and landscaped garden wrapping around Avery Court

Lease Information

There is a 125 year lease from 2011 with 112 years remaining unexpired.

Ground rent of £250 per annum is also payable.

Service Charges

The current annual service charge is approx. £1400 PA



PROPERTY MEASUREMENTS:

RECEPTION HALL

LOUNGE/DINING ROOM

15' 7" X 11' 4" (4.75m x 3.45m)

KITCHEN AREA

8' 10" X 8' (2.69m x 2.44m)

FAMILY BATHROOM

6' 2" X 6' 9" (1.89m x 2.07m)

BEDROOM ONE

12' 5" X 8' 7" (3.78m x 2.63m)

ENSUITE

4' 8" X 5' 8" (1.42m x 1.74m)

BEDROOM TWO

11' 11" X 5' 10" (3.64m x 1.79m)

TOTAL SQUARE FOOTAGE

583.3 SQ. feet (54.2 sq. meters)

Property ownership information

Ground rent review period: No review period

Service charge review period: No review period

Lease end date: 01/01/2137

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MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

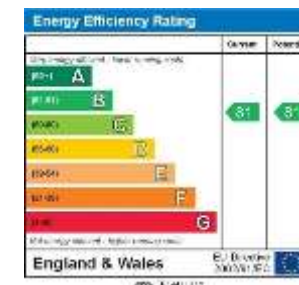




Total area: approx. 54.2 sq. metres (583.3 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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