

# FOR SALE

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## Malborough House, Nash Square

Perry Barr, Birmingham, B42 2EX

Midland Residential is pleased to present this first-floor apartment located in Nash Square, Perry Barr. Being located on the first floor, having an entrance hall, well-proportioned reception room leading to an enclosed balcony, modern kitchen, two bedrooms and a master bathroom. Being ideally located near local transport links and shopping provisions. Ideal for first-time buyers or as a buy-to-let investment. Leasehold title until 2153 with 128 years remaining, £15.00 per annum ground rent. £2,505.84 per annum service charge. No ground rent review period has been reported by the vendor at this time.

Offers In The Region Of £100,000

# 59 Nash Square

## Perry Barr, Birmingham, B42 2EX



- First Floor Flat
- Fitted Kitchen
- UPVC Double Glazed Windows
- Council Tax Band A
- Two Bedrooms
- Fitted Bathroom
- Off Street Parking (Not Allocated)
- Reception Room
- Gas Central Heating
- EPC Rating C

### Entrance Hall

Having a newly installed firesafe front door, laminate flooring, wall light, door leading to

### Reception Room

15'9" x 13'1" (4.807 x 3.998)  
Having laminate flooring, central heating radiator, UPVC double glazed windows and sliding door to balcony, three wall lights, door leading thereof

### Kitchen

9'0" x 6'4" (2.747 x 1.946)  
Having a selection of wall and base units, laminated work surfaces with upstands and stainless steel sink inset with mixer taps over, splashback wall tiles, Baxi central heating boiler, UPVC double glazed window to the fore with blind over, ceiling light point, four ring gas cooker, extractor fan over.

### Hallway

Having laminated flooring, ceiling light point, door leading to enclosed storage with shelving and electrical consumer unit, doors leading thereof

### Bedroom 1

12'9" x 10'9" (3.897 x 3.284)  
Having laminate flooring, central heating radiator, UPVC double glazed window to the rear, two ceiling wall lights, doors leading to enclosed store

### Bedroom 2

9'9" x 7'6" (2.984 x 2.304)  
Having laminated flooring, central heating radiator, UPVC double glazed window to the fore, ceiling

wall light, door to enclosed store which includes built in shelving and electric fuse board

### Bathroom

6'3" x 5'5" (1.93 x 1.66 )  
Having a tiled floor, close coupled WC, wash hand basin with pedestal and taps over, bath with tiled panel with hot and cold taps over, Triton T80 electric shower, UPVC double glazed window with obscure glass, tiled walls, wall light point and door to enclosed store

### Material Information

Council Tax band: A, Tenure: Leasehold, Property type: First Floor Flat, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supply, Sewerage: Mains, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Variable, Vodafone - Great, Three - Good, EE - Variable, Parking: Communal, Building safety issues: No, Restrictive Covenants - Yes, Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: Yes, Public right of way: Yes, Long-term area flood risk: Yes, Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: On the Coalfield, Energy Performance rating: C. The information contained is intended to help you decide whether the property is suitable for you. You should verify

any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

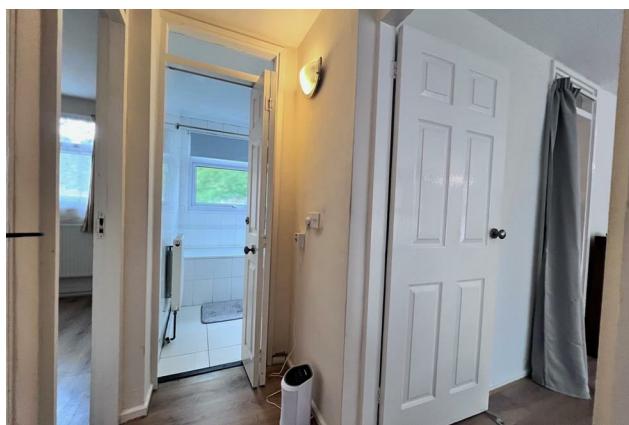
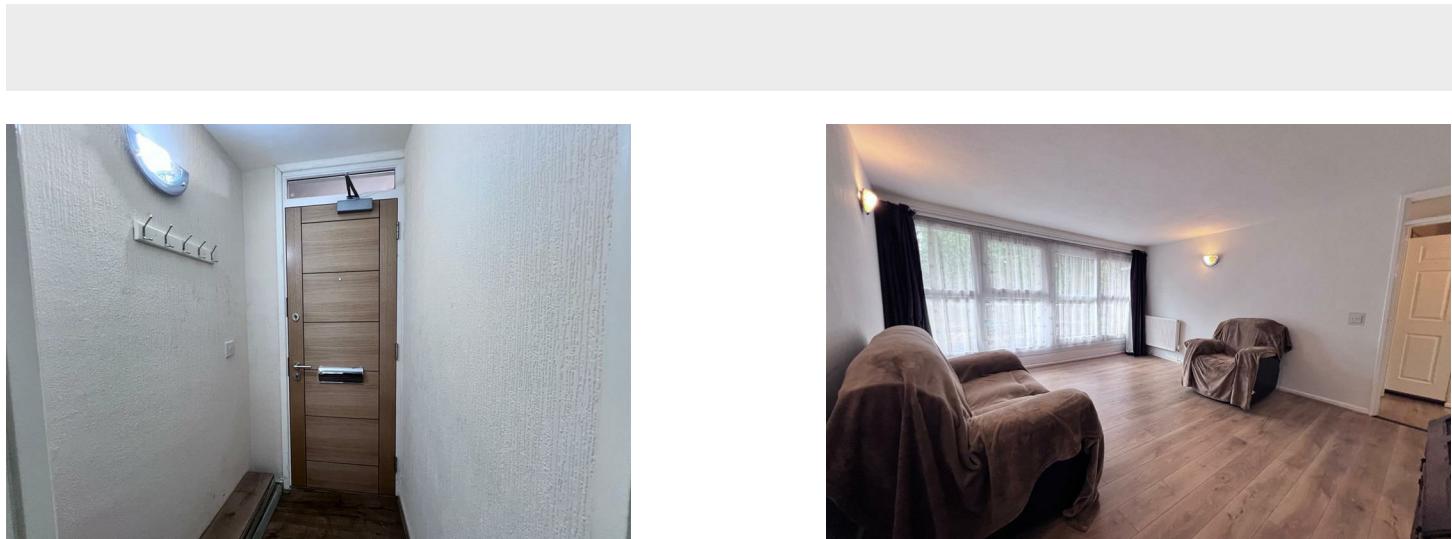
### Disclaimer

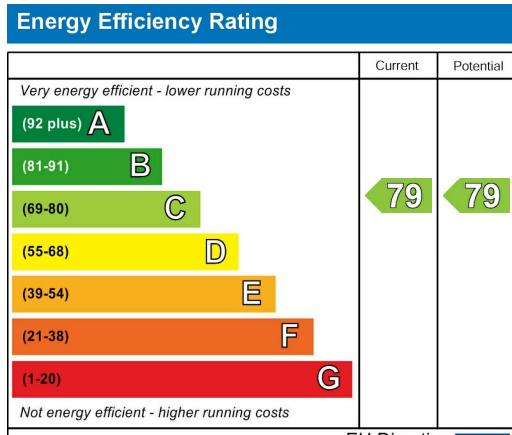
We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

**DISCLAIMER NOTICE:** Digital Markets, Competition and Consumers Act 2024 The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption should be made in respect of the property or locality

which might not be shown.

**Misrepresentation Act 1967:** These particulars, whilst believed to be accurate, are set out as a general outline 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. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so. **Money Laundering Regulations:** Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £36.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.





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**DISCLAIMER NOTICE:** Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or validity of any guarantee. A buyer must assume the information is correct until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property but no assumption should be made in respect of the property or locality which might not be shown. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

**Misrepresentation Act 1967:** These particulars are not to be regarded as an offer or a contract. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy himself by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

**Tenure:** We have been advised by the vendor that the property is Leasehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

**Money Laundering Regulations:** Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non refundable fee of £30.00 per person is payable at the point of the offer being accepted.

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