



Connells

Waterward Close
Harborne

Waterward Close Harborne B17 0DP

for sale offers over
£85,000



Property Description

Waterward Close is situated in Harborne on a private road. Accommodation is for over 55's and comprises; entrance hallway, lounge, kitchen, bedroom, bathroom, patio area, communal laundry room and communal parking.

This ground floor apartment is perfect for anybody looking to downsize or be within walking distance of Harborne High Street.

62-year lease remaining and no onward chain!

Approach

Set on a private road with communal grounds and parking with communal grounds and parking with a path leading to the main accommodation.

Entrance Hallway

Ceiling light point, telephone intercom, modern wall mounted electric heater, two storage cupboards with one housing a wall mounted boiler, doors onto;

Lounge

12' 5" x 10' 8" (3.78m x 3.25m)

Modern wall mounted electric heater, two ceiling light points, double glazed sliding door for access to patio area and communal grounds.

Kitchen

10' 7" x 5' 10" (3.23m x 1.78m)

Matching wall and base units with inset sink and drainer, oven, ceiling light point, double glazed window to the rear elevation.

Bedroom One

9' 1" x 12' 6" max to Fitted wardrobe (2.77m x 3.81m max to Fitted wardrobe)

Ceiling light point, fitted wardrobes, modern wall mounted electric heater, double glazed window to the front elevation.

Bathroom

Panelled bath with shower overhead, low flush wc, wash hand basin, heated towel rail, extractor fan, partially tiled walls.

Patio Area

Paved patio area overlooking the beautiful communal grounds and mature trees.

Communal Laundry Room

Communal laundry room available including a washing machine and dryer.

Agents Notes

LEASEHOLD

62 years remaining

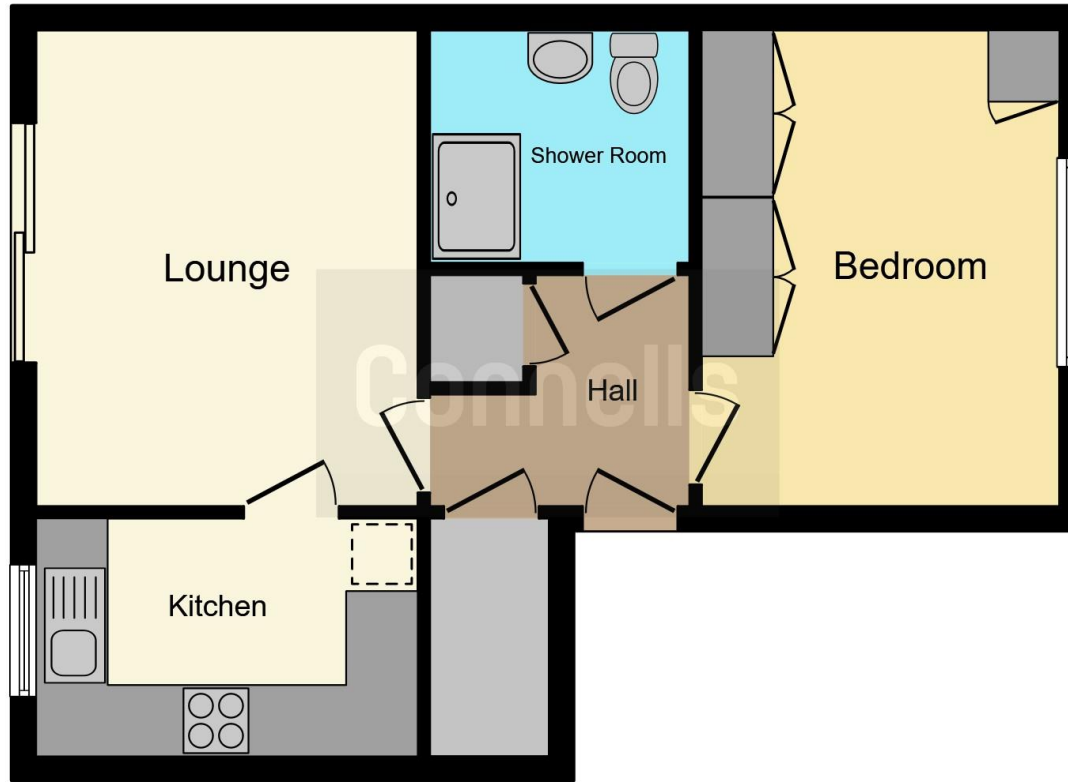
Service Charge; £2510.28 per annum

This is being sold with 70% of market value shared with Anchor Housing.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

Tenure: Leasehold

view this property online [connells.co.uk/Property/HBO309485](https://www.connells.co.uk/Property/HBO309485)

This is a Leasehold property with details as follows; Term of Lease 99 years from 15 May 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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