



Merlin Way, Birmingham B35 6QN

Not for marketing purposes INTERNAL USE ONLY

welcome to

Merlin Way, Birmingham

MODERN STUDIO APARTMENT GROUND FLOOR**UTILITY BILL INCLUDED IN SERVICE CHARGE***LONG LEASE***NO ONWARD CHAIN***

Agent Note

Council Tax Band A.

Lounge/ Kitchen

11' x 17' 8" (3.35m x 5.38m)

Double glazed window to front, door to bedroom,
door meter cupboard, radiator and ceiling
lightpoint,

Cupboard, draw units, roll top work surfaces, sink
and drainer, hob oven and spotlights.

Bedroom One

11' 5" x 7' 7" (3.48m x 2.31m)

Double glazed window to rear, fitted wardrobes,
laminated floor, radiator and ceiling lightpoint.

Bathroom

Shower cubicle, low level wc, pedestal hand wash
basin, extractor, plumbing for washing machine,
radiator and ceiling lightpoint.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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- MODERN STUDIO APARTMENT
- ONE BEDROOM
- GROUND FLOOR
- LONG LEASE
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 250.00

Ground Rent: 70.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



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Property Ref:
CAB111716 - 0002

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