



Mariner Avenue, Birmingham B16 9DL

welcome to

Mariner Avenue, Birmingham

**** BEAUTIFULLY PRESENTED GROUND FLOOR FLAT **** STUNNING, PRIVATE AND TRANQUIL LOCATION **** ALLOCATED PARKING ****
INCREDIBLE VIEWS OF THE RESERVOIR **** OPEN - PLAN LIVING **** TWO -BEDROOMS **** FAMILY BATHROOM ****

Open Plan Kitchen/ Living

Living Area

20' 11" x 10' 3" (6.38m x 3.12m)

Double glazed window to front and electric heater.

Kitchen Area

9' 4" x 11' 4" (2.84m x 3.45m)

Wall and base units, sink/drainer, electric hob/oven and plumbing for washing machine.

Bedroom One

11' plus recess x 11' 4" (3.35m plus recess x 3.45m)

Double glazed window to rear.

Bedroom Two

11' 3" x 7' 1" (3.43m x 2.16m)

Double glazed window to rear.

Bathroom

Double glazed window to side, bath with shower

over, sink and w/c.

Agent Note

The Council Tax Band is C. The length of the lease is 99 years from 29th September 1992, therefore 67 years remaining. We are informed the annual ground rent is £60.00 and the annual service charge is £1639.04





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Mariner Avenue, Birmingham

- Immaculately presented ground floor flat.
- Two good sized bedrooms.
- Stunning views of the reservoir.
- Private location.
- Allocated parking.

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1639.04

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



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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Property Ref:
HBN111087 - 0008

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