



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/drainers, 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





view this property online shipways.co.uk/Property/HBN111087



welcome to

Mariner Avenue, Birmingham

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

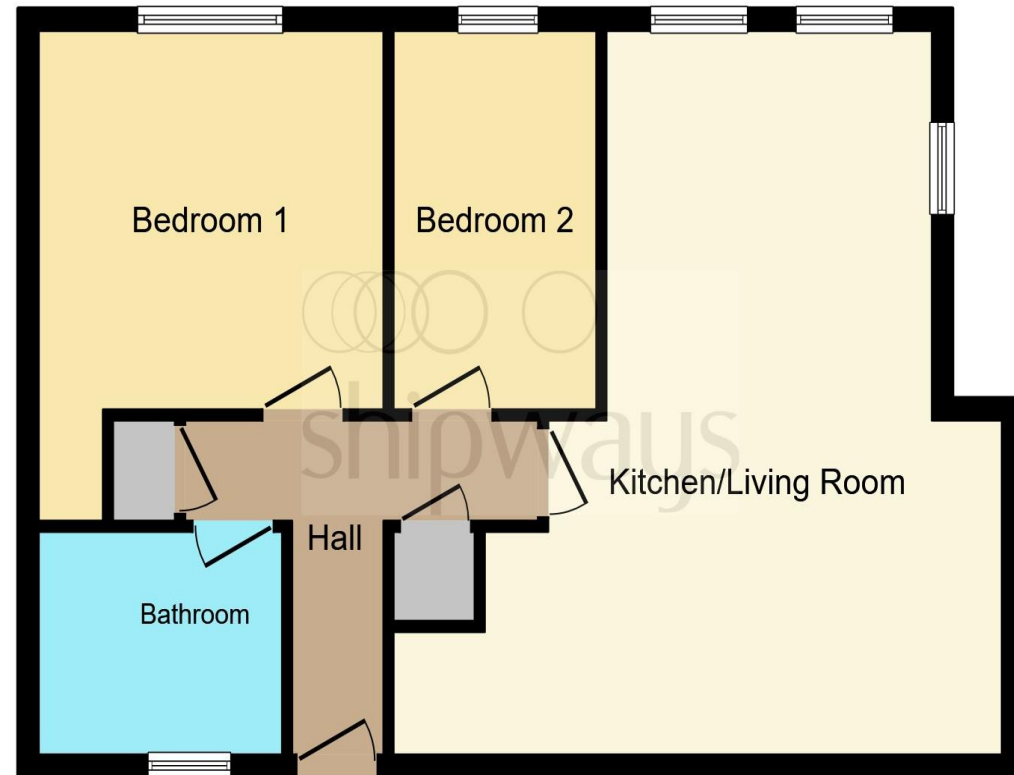
Tenure: Leasehold EPC Rating: D

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

view this property online shipways.co.uk/Property/HBN111087



Property Ref:
HBN111087 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk