



**Flat 42 Rivendell Court Stratford Road, Hall Green  
Birmingham B28 8AT**

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**welcome to**

## **Rivendell Court Stratford Road, Hall Green Birmingham**

A well presented two bedroom retirement apartment available for over 60's in the popular residential block of Rivendell Court in Hall Green. The property is offered with NO ONWARD CHAIN and has an emergency pull chord system and access to communal facilities such as the lounge and garden.

### **Agent Note**

The Council Tax Band is C. The length of the lease is 125 years from 1st May 1999. We are informed the annual ground rent is £777.90 and the annual service charge is £4247.24.

### **Entrance Porch**

Open canopy porch.

### **Secure Communal Entrance**

Secure communal door with access to lifts and stairs to upper floors.

### **Communal Area**

Access to communal lounge.

### **Entrance Hall**

Door to front. Electric heater.

### **Lounge**

19' 7" x 11' 10" ( 5.97m x 3.61m )

Double glazed window to rear. Electric heater and fireplace. Alarm Chord.

### **Kitchen**

8' 8" x 5' 5" ( 2.64m x 1.65m )

Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven & gas hob). Space for free standing appliances (fridge). Tiling to splash prone areas.

### **Bedroom One**

22' 4" x 17' 6" ( 6.81m x 5.33m )

Two double glazed windows to rear. Electric heater. Built-in-wardrobes and alarm chord.

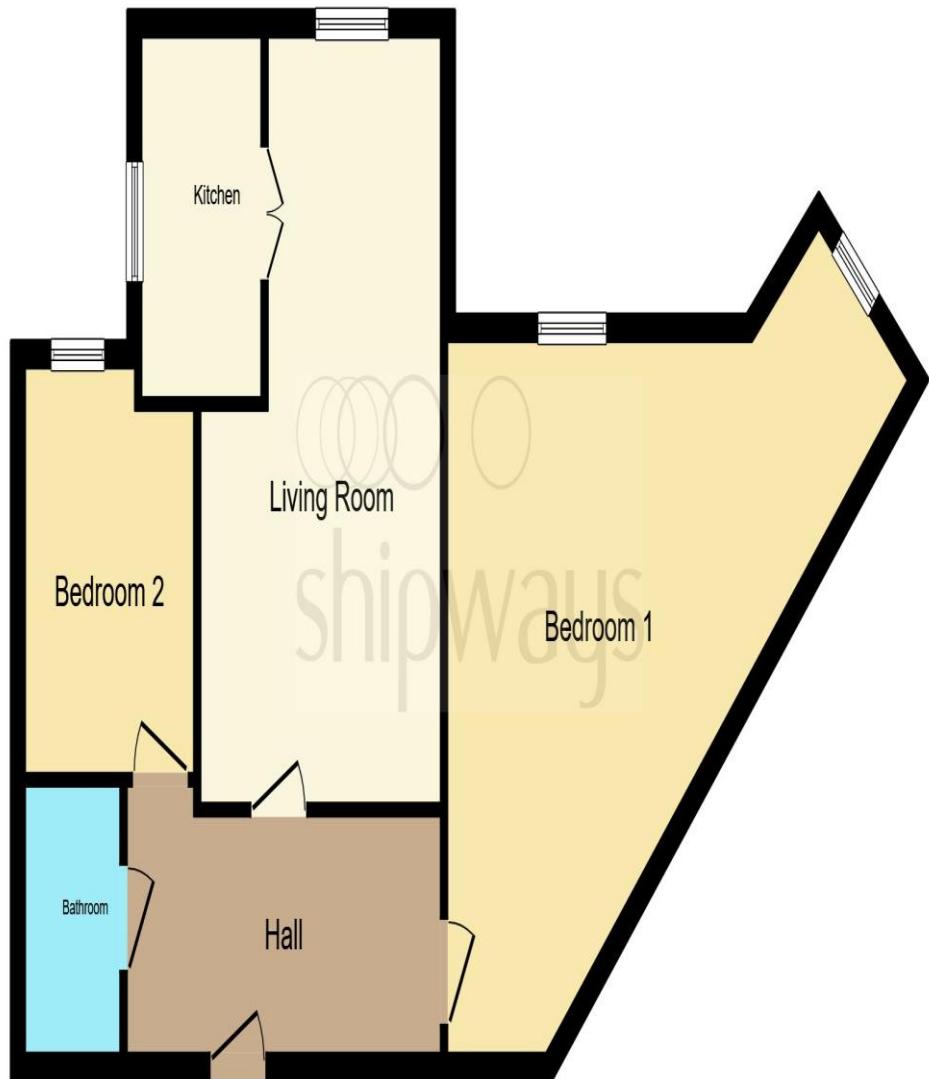
### **Bedroom Two**

10' 6" x 8' 9" ( 3.20m x 2.67m )

Double glazed window to rear. Electric heater and alarm chord.

### **Bathroom**

Low level toilet, hand wash basin with vanity unit and bath with screen and wall mounted shower over. Tiling to splash prone areas and alarm chord.



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](http://www.focalagent.com)



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## Rivendell Court Stratford Road, Hall Green Birmingham

- NO ONWARD CHAIN
- TWO BEDROOM RETIREMENT APARTMENT
- LOUNGE
- KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4247.00

Ground Rent: 777.90

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£45,000**



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Property Ref:  
SLY110228 - 0007

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