



humberstones
homes



49 MILTON COURT, SANDON ROAD, SMETHWICK, WEST MIDLANDS B66 4AD

£67,500





THE PROPERTY

Offered with NO UPWARD CHAIN, This is a good sized 2 BED top floor retirement flat within the popular MILTON COURT DEVELOPMENT. Explore this property with our 360 degree virtual tour. If you are looking for a good sized Retirement Flat within a friendly and welcoming complex, this may well be of interest to you Milton Court is situated within easy access of all shops and amenities within Bearwood Town Centre, whilst Warley Woods and Lightwoods Park are just a short distance away. Numerous buses travel at regular intervals into Birmingham City Centre, whilst Harborne Town Centre is easily accessible. The complex is accessed via a secure communal entrance with stairs and a lift to all floors. In more detail Flat 49 comprises the following accommodation :- Entrance hall with intercom receiver, useful walk in storage cupboard and doors off to : Spacious lounge having lovely outlook over communal garden and door to kitchen, again with pleasant outlook and providing base units, work surface area and electric cooker point. There are 2 bedrooms and bathroom (with wash handbasin, bath and wc). The Complex also provides a superb residents lounge, large pleasant communal garden and residents car park offered on a first come, first served basis. "This property is leasehold, set on a scheme manager site, managed by Midland Heart Ltd. Potential purchasers must be age 60 or over, or age 55 with a disability, and will be required to submit an application and undergo an interview prior to an offer being accepted. There are legal fees to be paid by the purchaser for the grant of a new lease, in the region of £450.00 plus VAT. The service charge is currently £240 per calendar month which includes building insurance." For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> Council Tax Band C. EPC rating D.

Council Tax Band C

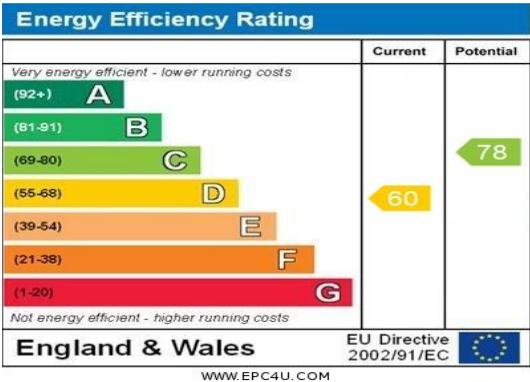
EPC Rating: D

TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Leasehold. We are advised that there is an extended lease which was 125 years from 2019 (approx 120 years currently remaining). There is a current service charge of £240 per calendar month. There are legal fees to be paid by the purchaser for the grant of a new lease, in the region of £450.00 plus VAT. We recommend buyers verify the status and satisfy themselves as to the tenure.

PROPERTY RELATED SERVICES

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.





Approximate total area⁽¹⁾
525.62 ft²
48.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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