



Talbot Close, New Oscott
Birmingham, B23 5YD

£55,000

New Oscott

£55,000

2  1  1 

This well presented first floor two bedroom retirement maisonette offers excellent accommodation for over 60's.

Situated close to local shops, transport links and amenities the property is marketed at 70% of the current market value.

Well decorated with two bedrooms a fitted kitchen and shower room. A new 60 year lease will be created upon completion.

An ideal opportunity to to own your own home within a community setting with on site management and laundry room. An early viewing is essential to avoid disappointment.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 17th July 2024

Property Specification

FIRST FLOOR TWO BED RETIREMENT MAISONETTE
 NO ONWARD CHAIN
 NEW 60 YEAR LEASE ISSUED UPON COMPLETION
 COMMUNAL GARDEN AND DRYING AREA
 RESIDENTS ONLY LAUNDRY

Entry

Hall

**Kitchen 2.98m (9'9") x 2.95m
 (9'8")**

**Living Room 3.55m (11'8") x
 2.95m (9'8")**

**Bedroom 2 2.72m (8'11") x 2.14m
 (7') max**

**Bedroom 1 3.39m (11'1") max x
 2.72m (8'11")**

Shower Room

Viewer's Note:

Services connected: Electric, Water
 Council tax band: A
 Tenure: Leasehold New 60 yr lease created with each sale
 Service Charge: £2229
 Other Charges:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	54 E	
21-38	F		
1-20	G		

Map Location

