



Golden Eagle Gardens, Erdington
Birmingham, B23 5GY

Offers Over £140,000

Erdington

Offers Over £140,000



Set in a modern development, this two bedroom first floor apartment is perfect for a first step onto the ladder or a great investment opportunity currently having a long lease.

With one allocated parking space accessed via a gated entrance, the apartment consists of a welcoming hallway with a useful storage cupboard and a door leads into the spacious lounge which has two windows to the front and provides access to the balcony with great views looking over the park. The modern well presented kitchen has a range of units including an integrated oven and hob as well as spaces for a washing machine and dishwasher and has two windows to the rear. The main bedroom is a good sized double with two windows to the front proving more great views of the parkland, with the second being another good size with a window to the front. The well presented bathroom has a bath with shower over, wash basin, WC and a window to the rear.

This well presented, double glazed and centrally heated home must be viewed to appreciate the space on offer.





Property Specification

MODERN DEVELOPMENT
LONG LEASE
TWO BEDROOMS
FIRST FLOOR APARTMENT
FANTASTIC VIEWS

Lounge
4.92m (16'2") max x 4.06m (13'4") max

Kitchen
3.42m (11'3") x 2.73m (8'11")

Bedroom 1
4.10m (13'5") x 3.04m (10')

Bedroom 2
3.37m (11'1") x 2.12m (6'11")

Bathroom
1.86m (6'1") x 1.71m (5'7")

Balcony
3.19m (10'6") x 1.45m (4'9")

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: A

Tenure: Leasehold - 125 years from 29th March 2018
APPROX 119 Years remaining.

Ground Rent: £0

Service Charge: £2004 PA

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: 9th May 2024

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

