



St Annes Court, Kingstanding
Birmingham, B44 0HN

£63,000

Kingstanding

£63,000



Offered with no upward chain, this one bedroom second floor flat is located in this popular retirement complex with easy access to the local shops, doctors and bus services.

The communal lounge is a great social place and there is a laundry room also on the ground floor along with the wardens office. Inside the flat the reception hall gives access to the bedroom, wash bathroom and a corner shower. The lounge is a good size with a window overlooking the rear gardens and a door leads to the fitted kitchen with integrated cooker, sink and window to the front.

Outside the communal gardens are well maintained and this is a great opportunity to purchase this spacious flat which benefits from double glazing and part economy 7 storage heaters, giving both you and family members peace of mind with a pull cord system in each room, which connects to either the Warden or an out of hours service.

A viewing is a must on the delightful one bedroom retirement flat.





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:

Property Specification

POPULAR RETIREMENT COMPLEX
 OVER 60'S OR 55'S WITH A REGISTERED DISABILITY
 NO UPWARD CHAIN
 ONE BEDROOM
 SECOND FLOOR

Lounge
 5.40m (17'9") x 3.46m (11'4")

Kitchen
 2.50m (8'2") x 2.27m (7'5")

Bedroom
 4.10m (13'5") x 2.70m (8'10")

Shower Room
 2.40m (7'10") x 1.85m (6'1")

Viewer's Note:

Services connected: Electric, Water and Drainage

Council tax band: B

Tenure: Leasehold

99 Years from 2 May 1989

APPROXIMATELY 64 YEARS REMAINING

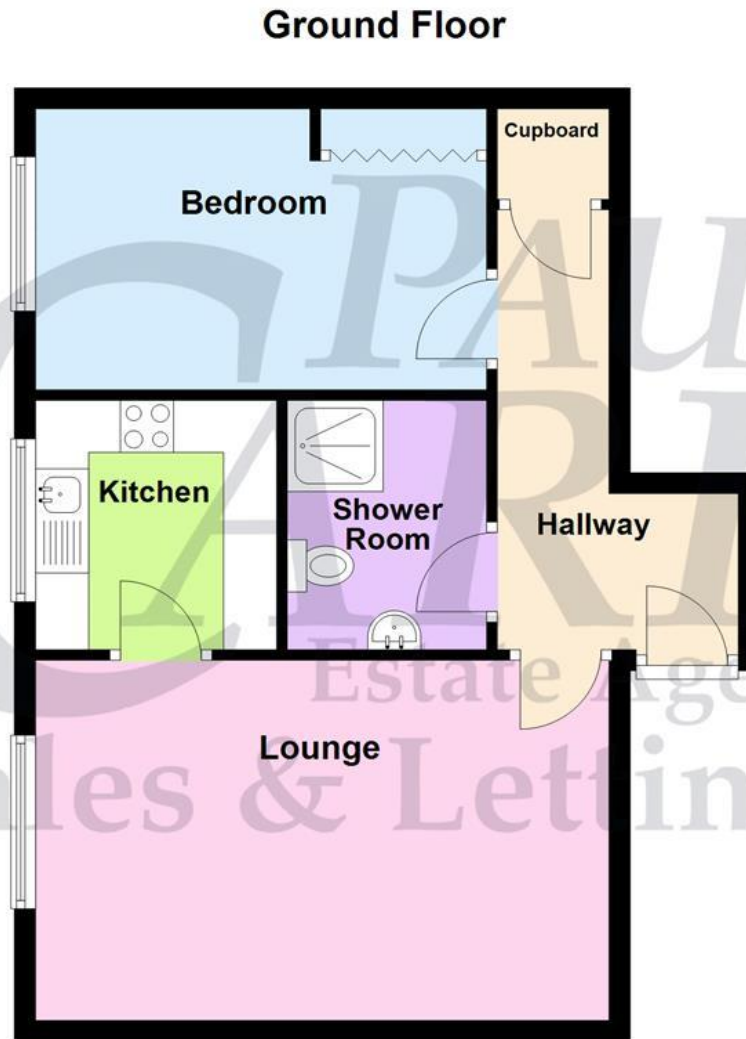
Service Charge - £261 Per Month

£0 Ground Rent

Restrictions - Over 60s or Over 55s with a registered disability

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 | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

