



smarthomes

Oak Tree Court

Pembroke Way, Hall Green, B28 9EX

- First Floor Retirement Apartment
- Two Bedrooms
- No Upward Chain
- Shower Room

£80,000

EPC Rating 52

Current Council Tax Band - B





Property Description

The property is accessed via a wooden door leading through

Entrance Hall

Having electric storage heater, telephone intercom system and doors to



Lounge Diner to Rear

17' 4" x 9' 6" (5.3m x 2.9m) Having a double glazed window to the rear elevation overlooking the communal gardens, electric storage heater, ceiling light, electric power points, TV aerial, pully cord and door through to



Kitchen to Rear

7' 2" x 8' 2" (2.2m x 2.5m) Having a double glazed window to the rear, range of wall, drawer and base units, space for an electric cooker, stainless steel sink drainer unit, tiling to splash back areas, space for a fridge freezer, ceiling light and electric wall fan



Bedroom One to Rear

13' 1" x 7' 10" (4.0m x 2.4m) Having a double glazed window to rear, electric storage heater, built in wardrobe with bi-folding doors and built-in vanity units with over bed storage, electric power points and ceiling light



Bedroom Two to Rear

13' 5" (to door recess) x 5' 10" (4.1 m (to door recess) x 1.8m) Having a double glazed window to the rear, electric heater, ceiling light, pully cord and electric power points.

Shower Room

7' 2" x 5' 6" (2.2m x 1.7m) Having shower cubicle with glass sliding door, Triton electric shower over, wash hand basin, low level flush toilet, tiling to splash back areas, ceiling light and electric heater

"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. **NO ONWARD CHAIN"**

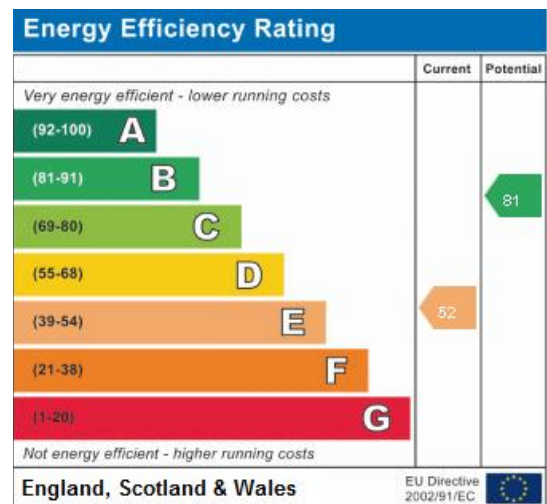


There are legal fees to be paid by the purchaser for the grant of a new lease, in the region of £450.00 plus VAT. The service charge is currently £217.96 per calendar month which includes building insurance."



Tenure

We are advised by the vendor that the property is leasehold with approx. 119 years remaining on the lease, a service charge of approx. £217.96 per calendar month but we are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.