



smarthomes

## Trident Court, Gilbertstone Avenue

South Yardley, Birmingham

- A Well Maintained Two Bedroom Ground Floor Apartment
- Re-Fitted Kitchen & Bathroom
- No Upward Chain
- Garage & Long Lease of 147 Years Remaining

**Offers Over £130,000**

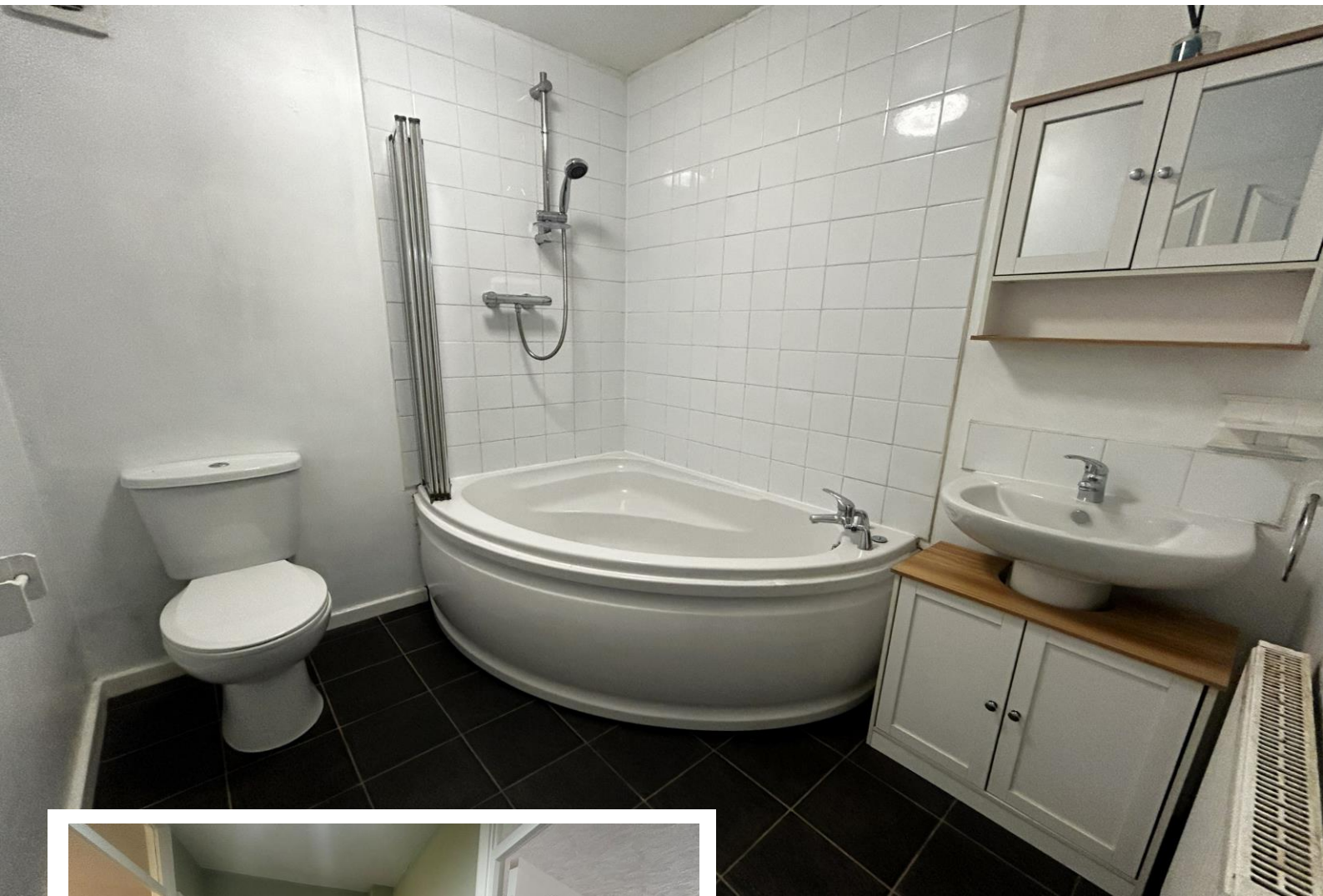
Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A well maintained ground floor apartment situated in a most convenient location and benefiting from no upward chain and a long lease. Offering accommodation comprising a spacious lounge, modern fitted kitchen, two double bedrooms, bathroom with white suite, garage and communal gardens



## Rooms & Measurements

Lounge to Front 4.78m x 3.43m (15'8" x 11'3")

Modern Fitted Kitchen to Rear 2.72m x 2.69m (8'11" x 8'10")

Bedroom One to Front 3.43m x 3.4m (11'3" x 11'2")

Bedroom Two to Side 3.56m x 3.48m (11'8" x 11'5")

Bathroom

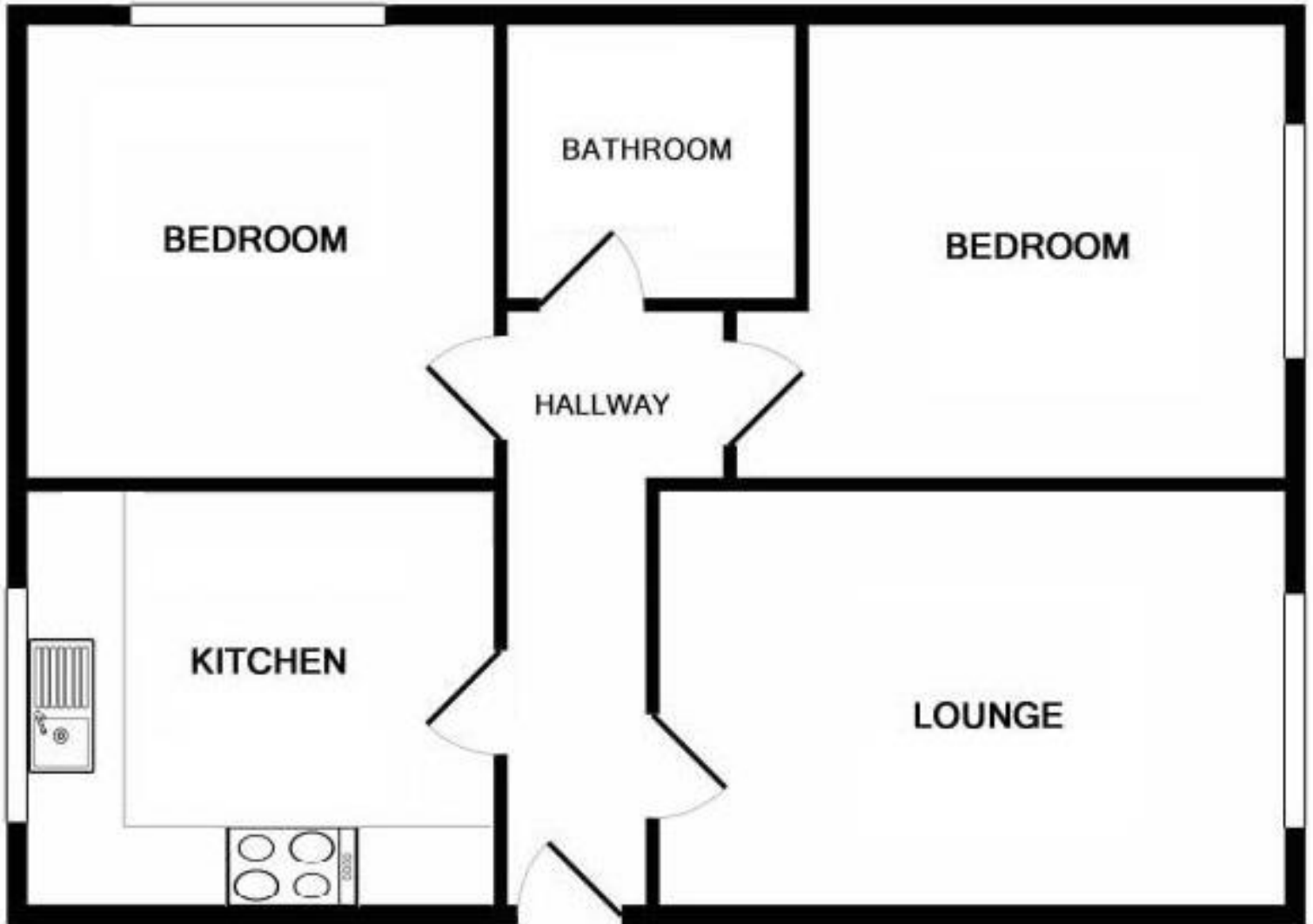
Garage

Tenure

We are advised by the vendor that the property is leasehold with approx. 147 years remaining on the lease and a combined service charge and ground rent of approx. £1,320 per annum. We would 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 are 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.