



## Warwick Park Court

Warwick Road, Solihull

- An Elegant First Floor Apartment
- Two Good Size Bedrooms with Built-In Wardrobes
- Two Allocated Parking Spaces with Secure Gated Entrance
- En-Suite Shower Room & Guest Bathroom

**Offers Over £185,000**

Current EPC Rating - C  
Current Council Tax Band - C







## Property Description

An elegant first floor apartment situated in a most convenient location benefitting from a secure gated entrance, lounge/diner with Juliet balcony, fitted kitchen, two good size bedrooms with built in wardrobes, en-suite shower room, guest bathroom, two secure allocated parking spaces and well maintained communal gardens

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.





## Rooms & Measurements

Lounge/Diner to Front 4.62m x 2.9m (15'2" x 9'6")

Fitted Kitchen to Side 2.64m x 1.85m (8'8" x 6'1")

Bedroom One to Front 4.11m x 2.84m (13'6" x 9'4")

En-Suite Shower Room 1.63m x 1.63m (5'4" x 5'4")

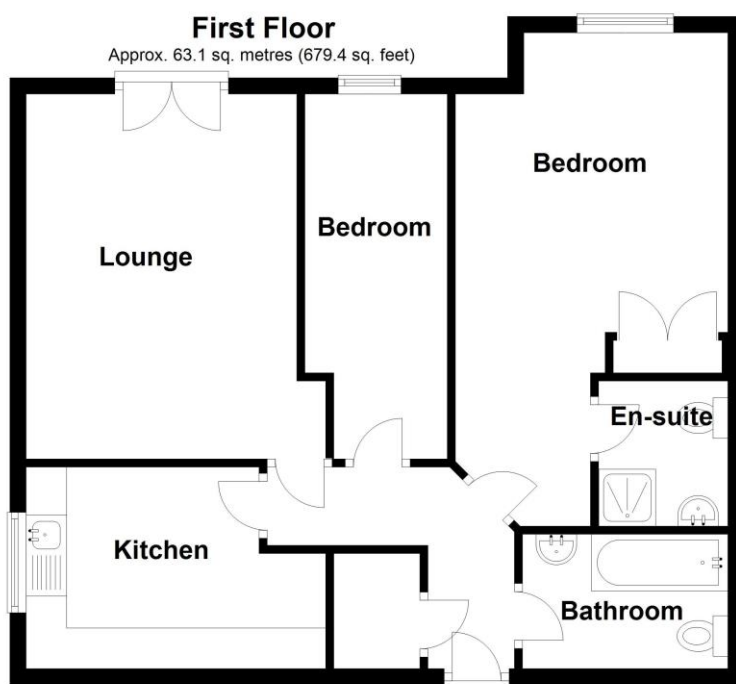
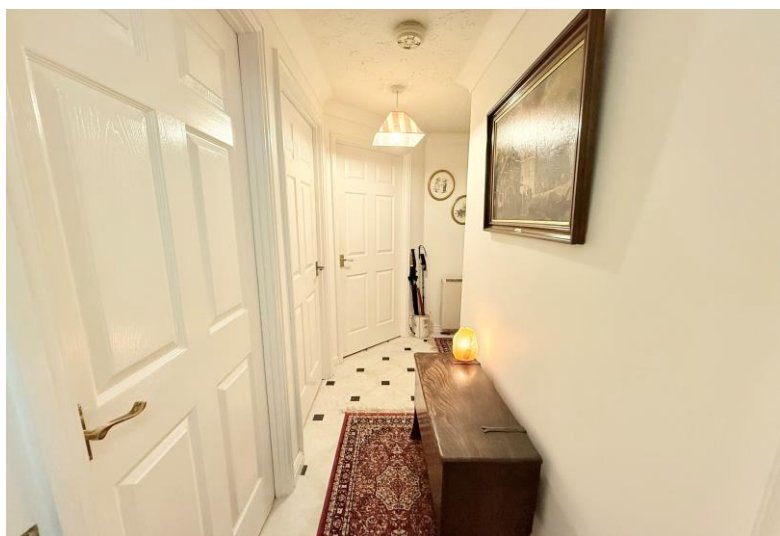
Bedroom Two to Front 4.57m x 2.03m (15'0" x 6'8")

Guest Bathroom 2.24m x 1.55m (7'4" x 5'1")

### Tenure

We are advised by the vendor that the property is leasehold currently with approx. 71 years remaining on the lease, however we are advised by the vendor that this will be extended to 990 years upon completion. There is a service charge of approx. £2,500 per annum. The ground rent currently sits at £60 per annum for the next 5 years approx. at which point it increases to £120 per annum for 33 years and then £240 per annum for 33 years after that. After this period we have been advised that it will revert to a peppercorn ground rent for the remainder of the lease. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C





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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.