



## Oak Tree Court, Pembroke Way

Hall Green, Birmingham

- A Well Presented Two Bedroom Top Floor Retirement Flat
- Fitted Kitchen & Wet Room
- Well Maintained Communal Gardens
- No Upward Chain

**£92,500**

Current EPC Rating - 51  
Current Council Tax Band - B







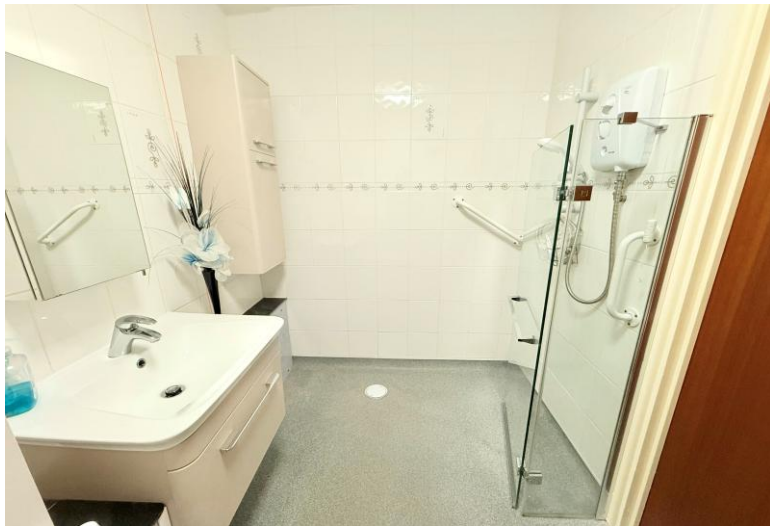
## Property Description

A well presented two bedroom top floor retirement apartment for the over 60's benefiting from an extended lease and no upward chain. Offering accommodation comprising a lounge/diner, fitted kitchen, two bedrooms, wet room and communal facilities including residents lounge with kitchen, laundry room, games room, library, parking and communal gardens

Oak Tree Court is a conveniently situated retirement development specifically for the over 60's on the borders of Shirley and within walking distance of several shops and amenities including Tesco Supermarket via a rear gated access. The apartment is situated in a purpose built retirement apartment block with well maintained communal gardens, parking spaces and intercom video entry system leading through to communal hallway. The block comprises a variety of residents facilities including lounge, laundry room, games room and library to name but a few. Residents further benefit from community events such as after noon tea's and day trips.







## Rooms & Measurements

Lounge/Diner to Side 5.31m x 2.9m (17'5" x 9'6")

Fitted Kitchen to Side 2.54m x 2.21m (8'4" x 7'3")

Bedroom One to Side 4.17m x 2.54m (13'8" x 8'4")

Bedroom Two to Side 4.11m x 1.75m (13'6" x 5'9")

Wet Room 2.21m x 1.68m (7'3" x 5'6")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 118 years remaining on the lease and a combined service charge and ground rent of approx. £3,160 per annum but 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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