



smarthomes

## Chancel Court

Solihull

- A Well Presented Two Bedroom Ground Floor Apartment
- Fitted Kitchen, Spacious Lounge & En-Suite Shower Room
- Landscaped Communal Gardens
- Secure Allocated Parking & No Upward Chain

**£225,000**

Current EPC Rating - C  
Current Council Tax Band - D







## Property Description

### DRAFT SALES PARTICULARS

A well presented two double bedroom ground floor apartment within walking distance to Solihull Town Centre benefiting from no upward chain, underground parking, security intercom access, spacious lounge, modern kitchen, en-suite shower room and family bathroom

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

Spacious Lounge 5.26m x 4.09m (17'3" x 13'5")

Fitted Kitchen 4.27m x 2.49m (14'0" x 8'2")

Master Bedroom 4.6m max x 4.22m max (15'1" max x 13'10" max)

En-Suite Shower Room 2.41m x 2.13m (7'11" x 7'0")

Bedroom Two 3.4m max x 2.82m (11'2" max x 9'3")

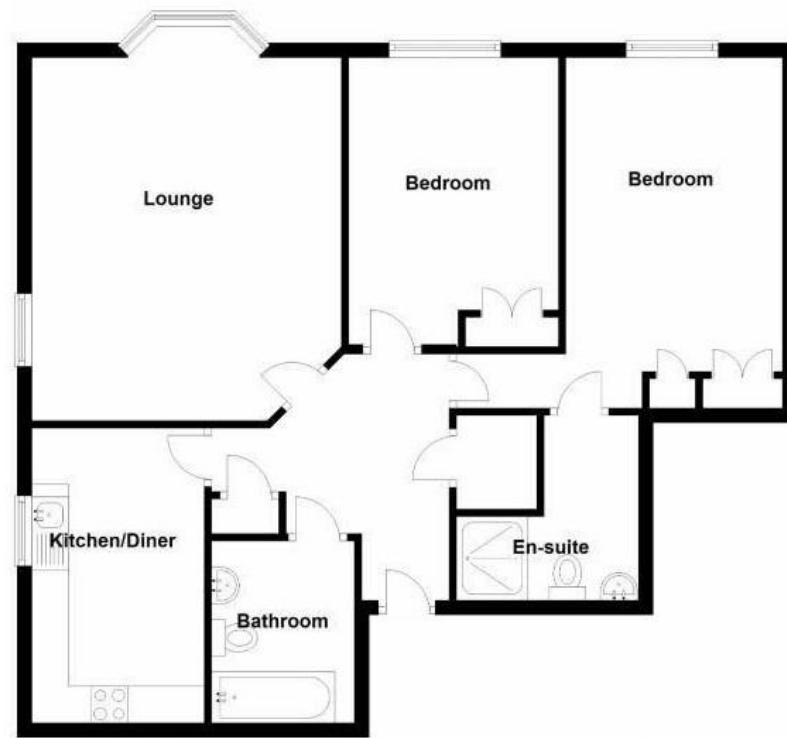
Family Bathroom 2.49m x 1.98m (8'2" x 6'6")

### Agents Note

All services/appliances have not and will not be tested

### Tenure

We are advised by the vendor that the property is leasehold with approx. 103 years remaining on the lease, a service charge of approx. £TBC per annum and a ground rent of approx. £150 per annum which doubles every 25 years (next due in 2029) but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - D



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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.