



Oak Tree Court, Pembroke Way

Hall Green, Birmingham

- A Well Presented Two Bedroom First Floor Retirement Flat
- Fitted Kitchen & Modern Shower Room
- Well Maintained Communal Gardens
- A Variety of Residents Facilities and Parking

£95,000

Current EPC Rating - 53
Current Council Tax Band - B

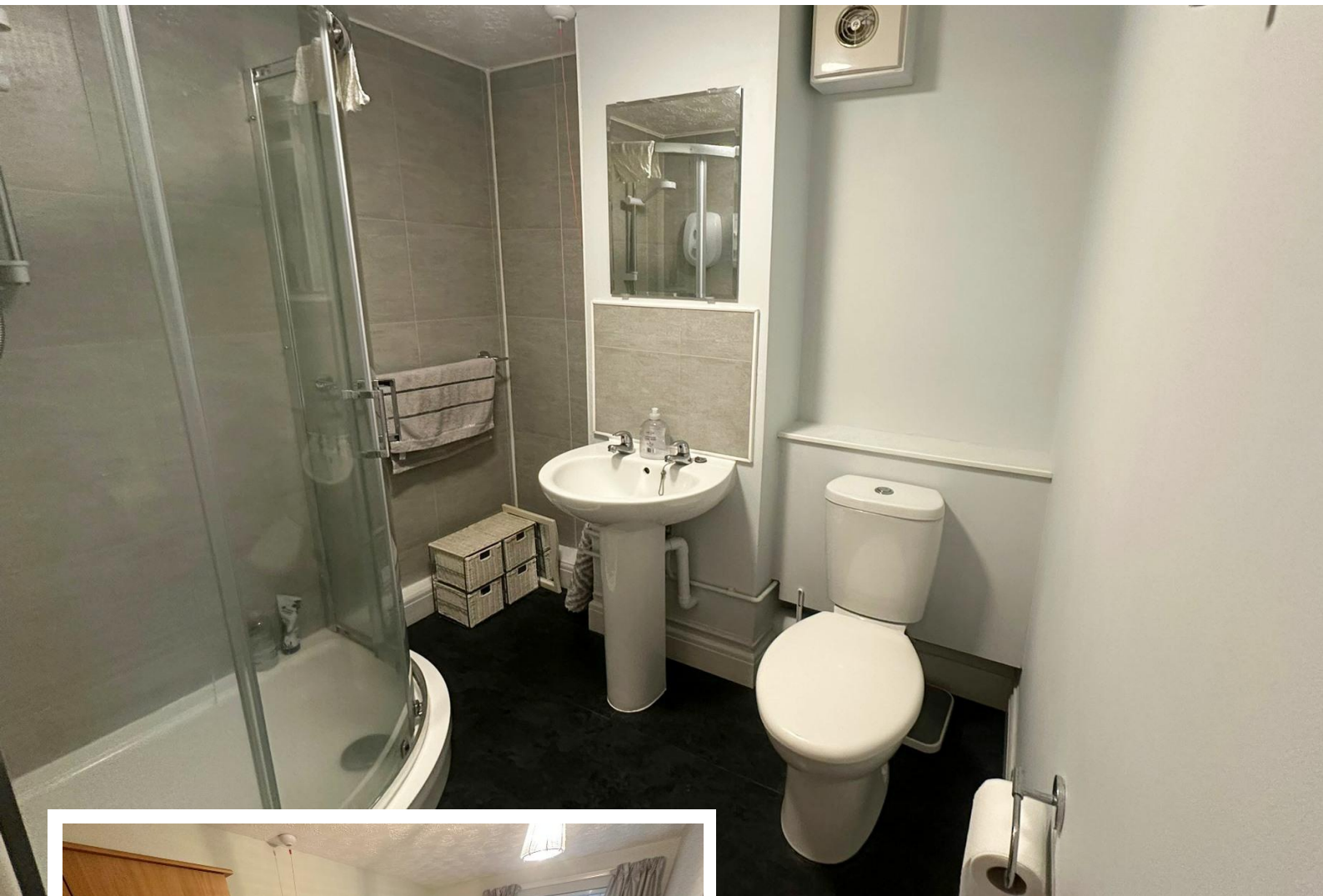




Property Description

A well presented first floor retirement apartment for the over 55's benefiting from double glazing and offering accommodation comprising reception hall, spacious lounge, fitted kitchen, two good size bedrooms, modern shower 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 55'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

Spacious Lounge 4.3m x 3m (14'1" x 9'10")

Fitted Kitchen 3m x 2m (9'10" x 6'6")

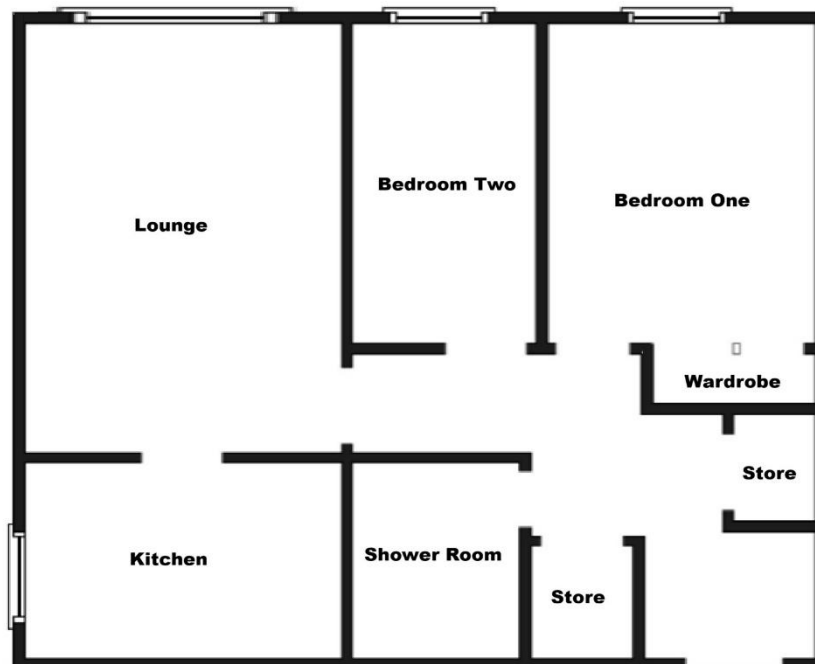
Bedroom One 3.2m x 2.6m (10'5" x 8'6")

Bedroom Two 3.2m x 1.8m (10'5" x 5'10")

Modern Shower Room 2m x 1.8m (6'6" x 5'10")

Tenure

We are advised by the vendor that the property is leasehold with approx. 117 years remaining on the lease and a service charge of approx. £3,160 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.