



# HERITAGE ESTATE AGENCY



4 Neville Court is located on the first floor

**Flat 4 Neville Court, Chamberlain Road, Kings Heath, Birmingham,  
B13 0QA**

**A Two Bedroom First Floor Apartment**



**Neville Court comprises in further detail:**

The property is set back from the road and approached via communal grounds with pathway leading to communal entrance door opening to stairs rising to first floor landing leading to private entrance door opening to:

**Entrance Hallway**

Two ceiling light points, wall mounted security intercom system, built-in storage cupboard, wood effect flooring, radiator and doors to:

**Lounge 14'10" max x 15'11" max**

Bay window to front aspect, ceiling light point, wood effect flooring, radiator and feature fire surround with coal effect gas fire set on hearth.

**Kitchen 11'6" x 10'10"**

Two windows to rear aspect, door to stairs leading to rear garden, two ceiling light points, tiled flooring, concealed boiler, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring electric hob and concealed extractor hood over, integrated dish washer and fridge/freezer.

**Bedroom One 17'1" max x 11'3"**

Bay window to front aspect, further window to side aspect, ceiling light point, wood effect flooring and radiator.

**Bedroom Two 14'3" max x 11'2"**

Bay window to rear aspect, further window to side aspect, ceiling light point, wood effect flooring and radiator.

**Shower Room 8'1" x 6'8"**

Obscured window to rear aspect, ceiling spot lights, tiled walls and flooring, heated towel rail and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, vanity unit with wash hand basin over and inset low level flush w.c.

**Outside**

The property is set in communal gardens with lawn areas, planted beds and mature shrubs. Gated shared driveway leading to:

**Garage En-Block**

Up and over door to front.

**Lease Details**

PLEASE NOTE: The agent understands the property is Leasehold but the vendor owns a share of the freehold interest in the building which would also be transferred on completion. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

Approx term remaining:- 959 (999 years from 20.12.1984)

Ground Rent - £35.00 per annum

Service Charge - £920.00 per annum

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

**Agent Notes:**

1. Heritage Estate Agency advise potentially interested parties that the property is close to Busy Bees Nursery.
2. We are advised by the vendor that the lease restricts the following:
  - not except with the written consent of the Lessor to make





any structural or external alterations or any additions to the premises

- not except with the written consent of the Lessor to erect upon or affix to the flat any machinery or mechanical apparatus or any television or radio receiving aerials
- no car van or other vehicle shall be parked or permitted to be parked in any garden forecourt roadway or pathway adjoining or near to the building
- no animal bird reptile shall be kept in the flat without the written permission of the Lessor
- no clothes flower pot or other articles shall be hung or placed or exposed outside the flat no mat or other article shall be shaken out of any window or door thereof

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

#### **REFERRAL FEES**

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

#### **FIXTURES AND FITTINGS**

Only those items expressly mentioned in the sales particulars will be included in the sale price.

#### **SERVICES**

Heritage Estate Agency understands from the vendor that all

mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

#### **TENURE - SHARE OF FREEHOLD**

The agent understands the property is Leasehold but the vendor owns a share of the freehold interest in the building which would also be transferred on completion. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

#### **GENERAL INFORMATION**

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

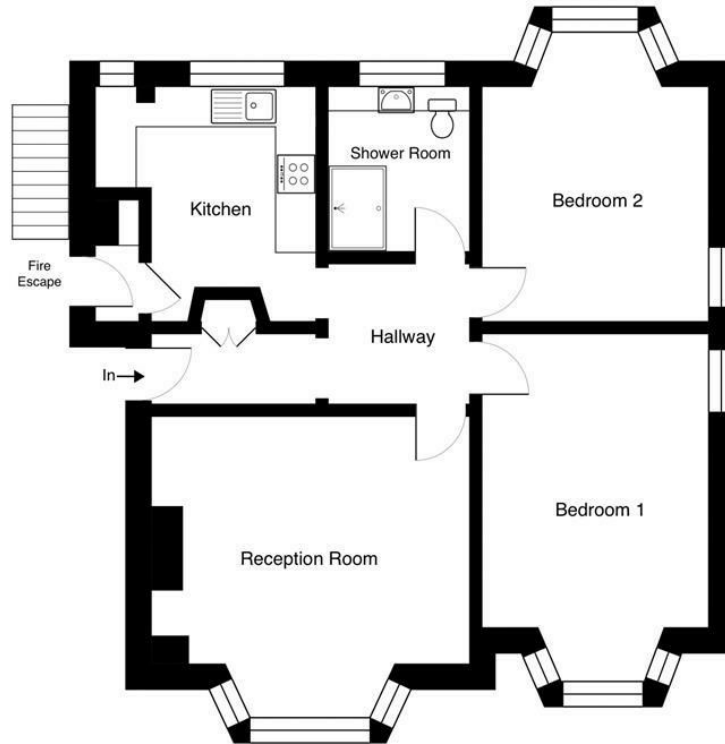
#### **COUNCIL TAX BAND**

The vendor has informed us that the property is located within Birmingham City Council - Band B





**First Floor Apartment**  
Area: approx 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup>



**Flat 4 Neville Court, Chamberlain Road,  
Birmingham, B13 0QA.**

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

**VIEWING** By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://www.heritage-estates.co.uk)

**Our opening times are:-**

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

**LETTINGS AND PROPERTY MANAGEMENT** If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

