

FOR SALE



Ascote Lane, Dickens Heath

1 Bedroom, 1 Bathroom, Flat

£150,000

MARTIN&CO



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1 Bedroom, 1 Bathroom

£150,000

- No Upward Chain
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Allocated Parking Space
- Council Tax Band B



APPROACH The property occupies a first floor position within this popular purpose built development located within walking distance of the village centre.

GROUND FLOOR with secure entry door and stairs to the upper floors.

FIRST FLOOR

APARTMENT 55

ENTRANCE HALL with timber entrance door, wall mounted security entry phone, electric panel heater and Airing Cupboard off.

LOUNGE/KITCHEN AREA 25' 11" x 10' 0" (7.92m x 3.07m) Kitchen Area -fitted with matching base and wall units with roll edge work surfaces having inset one and a half bowl sink unit together with built in four plate electric hob unit with oven under and canopy extractor hood over, integrated fridge/freezer and dishwasher and fitted washing machine.

Lounge Area-with two electric panel heaters, full height double glazed window and separate double glazed double doors to the Juliette balcony.

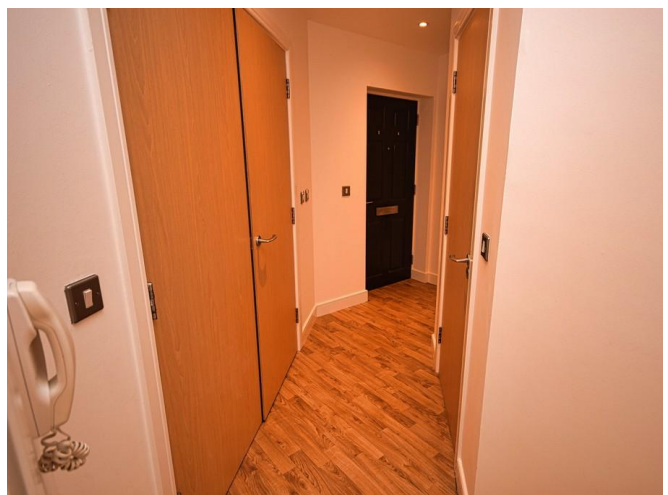
DOUBLE BEDROOM 12' 5" x 10' 9" (3.79m x 3.30m) having two fitted double wardrobes, electric panel heater and full height double glazed window.

BATHROOM with tiled flooring and half tiled walls and fitted with panelled bath having shower attachment over, pedestal wash hand basin, low level w.c., heated towel rail, extractor fan and ceiling spot lights.

ALLOCATED PARKING The flat has the benefit of one allocated parking space in secure underground carpark.



TENURE We are advised by the vendor that the property is LEASEHOLD having approximately 106 years left on the lease.



Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | 68 | |
| (55-68) D | | |



Martin & Co Solihull

165 Stratford Road • Shirley • Solihull • B90 3AX
T: • E: solihull@martinco.com

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.