

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Cygnnet Court, Holly Lane

, Smethwick, B66 1QQ

Asking Price £99,950



Council Tax: E

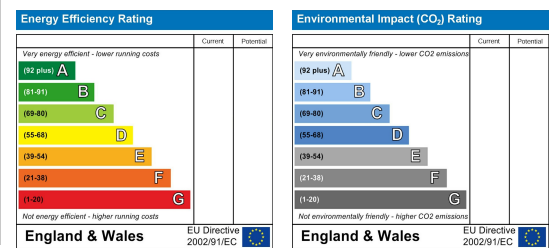
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Handsworth Office on 01215515001 if you wish to arrange a viewing appointment for this property or require further information.



HUNTERS ARE PLEASED TO OFFER THIS SECOND FLOOR APARTMENT COMPRISING: 1 BEDROOMS, OPEN LOUNGE, KITCHEN, BATHROOM, BALCONY, PRIVATE PARKING. 110 YEARS REMAINING LEASE, SERVICE CHARGE £211.00 PER MONTH, GROUND RENT >£12.50 PER CALENDAR MONTH.

Built in 2009, this purpose-built flat is modern and well-maintained, providing a contemporary living experience.

Situated in a convenient location, this flat provides easy access to local amenities, transport links, and green spaces for leisurely strolls.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## MATERIAL INFORMATION

**Tenure:** Leasehold  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**