

Cottons

CHARTERED SURVEYORS

Flat 14 Peter Bennett Close Court Oak
Road, Harborne, Birmingham, B17 9AB

Fixed £79,800 for 70% Share



- Second Floor Retirement Apartment for Over 60s
- Two Bedrooms
- Modern Kitchen & Shower Room
- EPC Rating: C(76)
- Living Room with Balcony
- No Upward Chain

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A second floor RETIREMENT PROPERTY for OVER 60s in a HIGHLY DESIRABLE DEVELOPMENT within highly desirable HARBORNE. Viewings VITAL to appreciate quality of location on offer. Benefiting from uPVC double glazing and combi gas central heating, the property comprises; hallway, living room with balcony, modern kitchen with integrated appliances, two bedrooms and modern shower room. With NO UPWARD CHAIN. EPC Rating: C

Property Tenure
Leasehold

Council Tax Band
B

ACCOMMODATION

Location

Peter Bennett Close is well situated on Court Oak Road between Fellows Lane and Queens Park Road. Conveniently located;
-circa. 160 metres from Queens Park
-circa. 0.6 miles from Harborne High Street
-circa. 1.7 miles from Queen Elizabeth Hospital
-circa. 4 miles from Birmingham City Centre

Description

The property itself is situated on the first floor to the rear of this low-rise purpose-built block set in its own delightful mainly lawned landscaped grounds with trees, flower/shrub borders and some communal parking facilities.

Benefiting from UPVC double glazing, combi gas central heating provided via an 'Ariston' gas boiler located in the kitchen and secure pull cords in every room providing 24/7 assistance if required.

Accommodation

Please refer to floor plan for room measurements.

Apartment

Hallway, living room with balcony off, re-fitted kitchen with integrated appliances, bedroom one (double), bedroom two (double), re-fitted shower room with W.C.

Communal Areas

With secure intercom entry door, corridors, stairs and lifts.

Lease Information

The lease term is 99 years from 11th February 2011.

Under the leasehold scheme in the development the property is held on a 70% ownership basis while the purchaser enjoys exclusive ownership and use.

The remaining 30% is 'rent free'.

Service Charges

Our client has advised us that the service charges currently are £231.11 per calendar month

This may be subject to change and we are awaiting figures of the most recent service charge information.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Need a solution with a property matter? Cottons can assist;

Residential Sales 0121 247 4747
sales@cottons.co.uk

Auctions 0121 247 2233
auctions@cottons.co.uk

Property Management 0121 247 2030
property@cottons.co.uk

Landlords Property Insurance 0121 247 2030
insurance@cottons.co.uk

Residential Lettings 0121 247 2299
lettings@cottons.co.uk

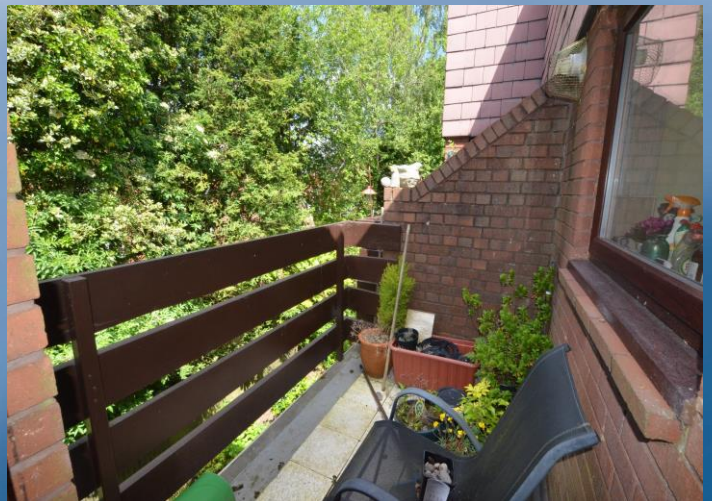
Commercial Sales & Lettings 0121 247 4747
commercial@cottons.co.uk

Energy Performance Certificates 0121 247 2299
epc@cottons.co.uk

RICS Valuation Surveys 0121 247 4747
sales@cottons.co.uk

Cottons

CHARTERED SURVEYORS



Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Cottons Chartered Surveyors have 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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

14 Peter Bennett Close

Approximate Gross Internal Area = 57.3 sq m / 617 sq ft

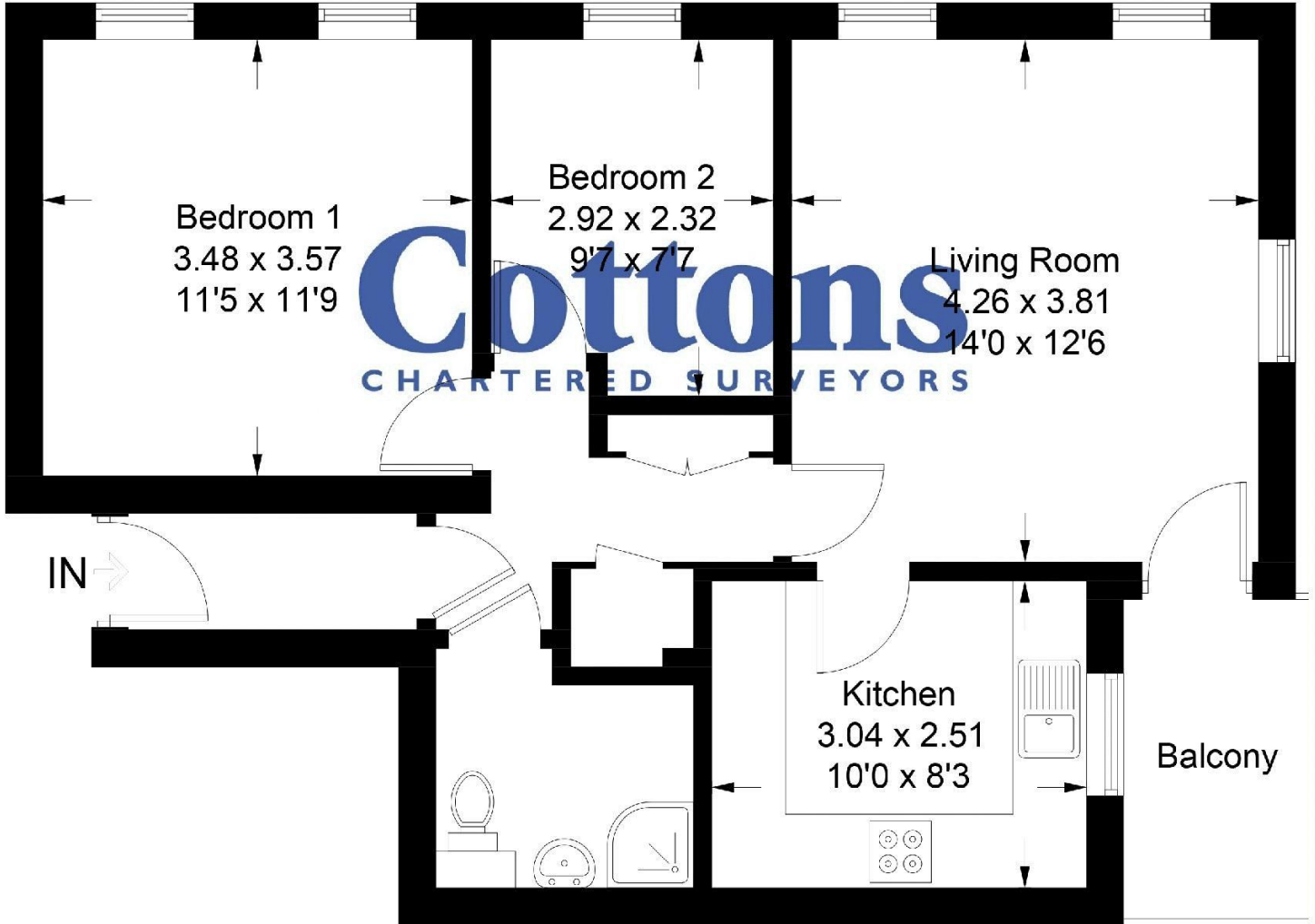


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID870110)

Cottons
CHARTERED SURVEYORS

0121 247 4747

This plan is for illustration purposes only and may not be to scale or representative of the property.

359 - 361 Hagley Road, Edgbaston, Birmingham, West Midlands, B17 8DL

