

# Cottons

CHARTERED SURVEYORS

Flat 29 Muntz House Skipton Road,  
Ladywood, Birmingham, B16 8JN

Offers in the Region Of  
**£134,700**



- Spacious 7th Floor Flat in Central Birmingham Location
- Investment with Tenant in Situation Paying £950pcm (£11,400 per annum)
- Living Room
- EPC Rating: C
- Two Bedrooms
- Sun Room

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
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## INVESTMENT WITH TENANT IN SITUATION PAYING £950PCM.

A HIGHLY SPACIOUS 7th floor apartment with ATTRACTIVE CITY VIEWS. Benefiting from electric heating and double glazing, this buy to let opportunity comprises; secure communal areas, hallway, good size living dining room, sun room with city views, breakfast kitchen, two double bedrooms and bathroom with shower.

Also benefiting from option of City Centre Resident Parking Scheme.

### Council Tax Band

A

### EPC Rating

C

## ACCOMMODATION

### Location

The property is located in a residential estate off Skipton Road, in turn off Francis Road.

The estate is on the perimeter of Birmingham City Centre, conveniently located;

-circa. 0.4 miles from Broad Street Entertainment district.

-circa. 1 mile from Edgbaston Reservoir.

-circa. 1.5 miles from Birmingham New Street Station.

### Description

A 7th floor flat located in a purpose built development.

The block and surrounding blocks within the estate were part of various improvements as part of the 'Birmingham City Council Housing Improvements Programme 2015/16'.

The flat has spacious accommodation, benefiting from uPVC double glazing and electric heaters.

### Accommodation

Please refer to floor plan for room measurements.

Hallway, spacious living room, sun room, breakfast kitchen, two double bedrooms, bathroom with shower and W.C.

### Communal Areas

With secure communal entrance, stairs, lift and corridors.

### Parking

The development provides the opportunity for residents to apply for and purchase a resident parking permit, which would allow parking on the street within the estate.

### Tenancy Information

The property was let in July 2023 on a 12 month assured shorthold tenancy agreement (AST) paying £950pcm (£11,400 per annum).

**The property is being offered strictly as a buy to let investment with the existing tenants in situation.**

### Lease Term

125 years from 29th June 1992.

### Ground Rent

£10 per annum.

### Service Charges

The development is managed by Birmingham City Council.

Our client has advised that the service charges for 2023 were £1,748, reflective of some extra repairs to the block, and have historically been in the range of £950 to £1,150 per annum. This information has not been verified and prospective purchasers are advised to make enquiries via solicitors regarding 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.

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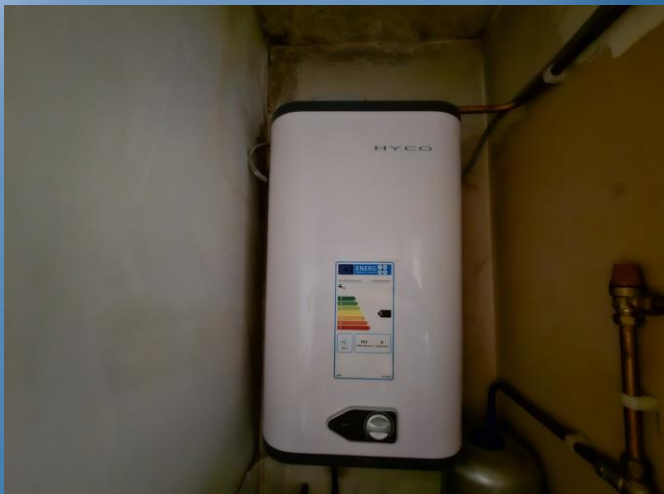
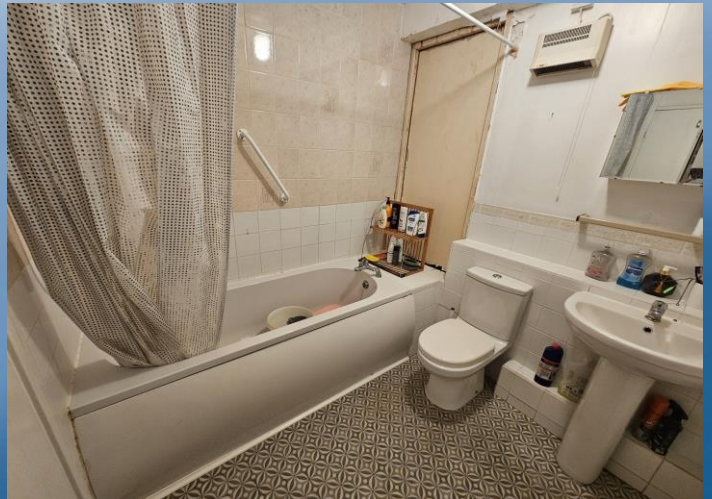
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## Flat 29 Muntz House

Approximate Gross Internal Area = 80.4 sq m / 865 sq ft

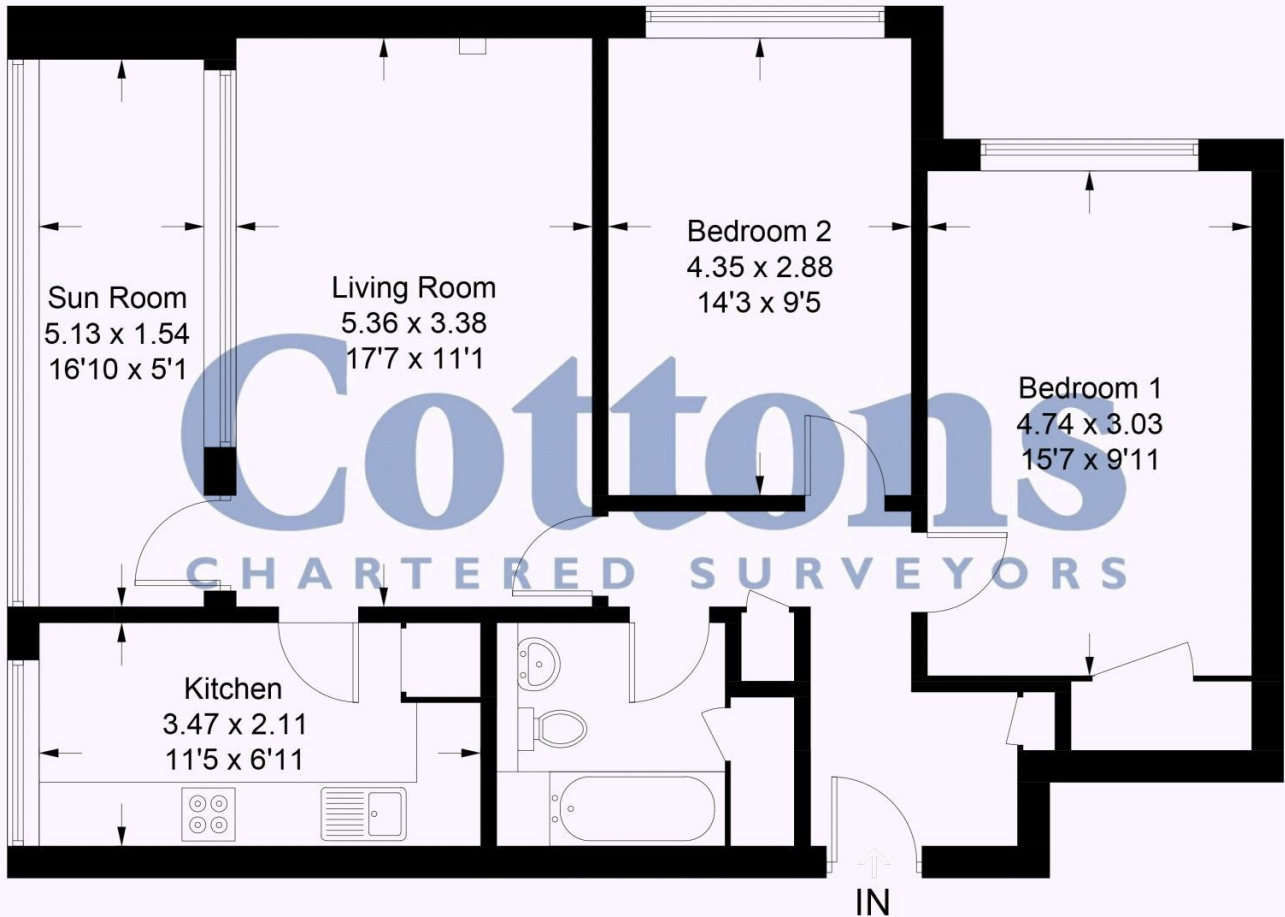


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1051140)

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

