

Cottons

CHARTERED SURVEYORS

Flat 4, Matthew Court, 367 Hagley Road, Edgbaston, B17 8DL

Offers in the Region Of
£76,950



- Studio Apartment
- Bed/Sitting Room
- Electric Heating & Double Glazing.
- Furnished
- Bathroom with shower
- Share of Freehold Management Company and 959 Year Lease

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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Video Tour available Well-presented Studio Apartment on the Hagley Road, with easy access into the City Centre, property comprises of bed/sitting room, fitted kitchen area with appliances, new, modern fitted bathroom with shower, electric heating, new double glazing, a door entry system and barrier-controlled parking. Available Furnished. EPC Rating: E Council Tax Band A. Service Charge £900.00 PA Peppercorn Ground Rent, purchaser is required to subscribe and pay £1.00 for one ordinary share in the freehold company,

Property Tenure

Leasehold

Council Tax Band

A

ACCOMMODATION

Approach 18' 4" x 8' 11" (5.58m x 2.72m)

Located on the ground floor. The development is accessed via secure communal entry door leading into communal area. The property is accessed via a wooden door leading into...

Open Plan Living Space

With dual finish double glazed window to rear, wall mounted telephone entry intercom system, wall mounted electric heater and wooden door accessing bathroom area.

Fitted Kitchen 9' 1" x 7' 3" (2.77m x 2.21m)

Fitted with matching wall and base units, incorporating work surfaces, stainless steel sink and drainer with chrome effect mixer tap over, tiling to splash back areas, space for appliances such as electric cooker, fridge and washing machine, breakfast bar, dual finish double glazed window to rear aspect.

Bathroom Suite & Dressing Area 12' 10" x 5' 2" (3.91m x 1.57m)

The Dressing Area has been fitted with wall and base units, wash basin with taps over on vanity unit, tiling to all appropriate splash backs, plus an opaque dual finish double glazed window to side, cupboard accommodating water tank. A further door from the dressing area leads to W.C. bath with electric shower over and a dual finish double glazed opaque window to side.

Communal Gardens

Being well presented and mostly laid to lawn.

Communal Parking

The communal parking is located to the rear of the property and accessed secure barrier operated residents communal parking.

Share of Freehold.

Owners of the flat will become a director and own a share of Matthew Court (Edgbaston) Limited which owns the freehold.

Leasehold

999 Years from 25th March 1983.

Ground Rent

Peppercorn Ground Rent

Service Charge

The managing agents are Cottons Chartered Surveyors Management Department (0121 247 2030). The service charges are presently £900 per annum with a 10% discount if paid within 14 days of being due (effectively £810 per annum).



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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Flat 4, Matthew Court

Approximate Gross Internal Area = 25.3 sq m / 272 sq ft

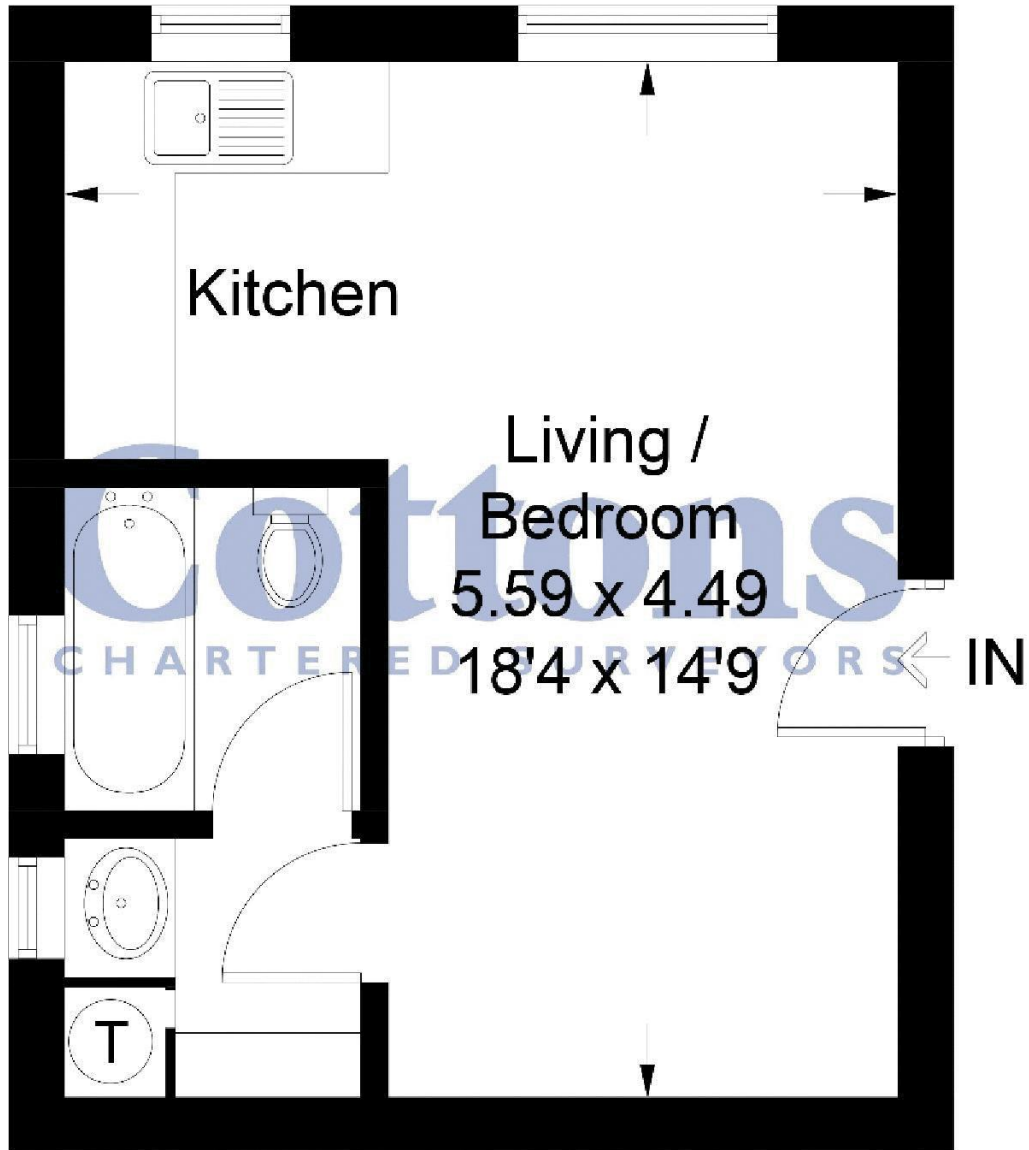


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID545422)

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