

Cottons

CHARTERED SURVEYORS

42 Arnside Court North Park Road,
Erdington, Birmingham, B23 7YG

£125,000



- Purpose Built Apartment
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Spacious Open Plan Modern Breakfast Kitchen
- EPC Rating C & Council Tax Band A
- Garage in a secure block

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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Cottons are delighted to offer a well laid out, spacious two bedroomed apartment situated in the popular Brookvale village development, Erdington. As well as the two generous bedrooms, the accommodation includes; a spacious open plan fitted breakfast kitchen, with built in oven & hob, plus a light and airy lounge and a fitted shower-room suite. In addition to this the property has gas central heating, double glazing as well as access to communal parking and grounds. EPC Rating: C, Council Tax Band A.

Property Tenure
Leasehold

Council Tax Band
A

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.

ACCOMMODATION

Ground Floor

First Floor

Communal Hallway

Entrance Hallway

Communal hallway with access to stairs

Lounge 11' 11" x 14' 11" (3.64m x 4.55m)

Having Upvc double glazed windows and gas fired central heating radiator

Kitchen/Breakfast Room 13' 7" x 9' 0" (4.14m x 2.75m)

Having a range of matching modern wall and base units, integrated oven and hob, single drainer sink unit, plumbing for washing machine, combination boiler, Upvc double glazed windows and gas fired central heating radiator

Bedroom 1 15' 1" x 9' 5" (4.61m x 2.87m)

Having Upvc double glazed windows and gas fired central heating radiator

Bedroom 2 7' 10" x 9' 5" (2.38m x 2.88m)

Having Upvc double glazed windows and gas fired central heating radiator

Shower Room 7' 2" x 5' 7" (2.19m x 1.70m)

Fully tiled with modern shower cubicle wash basin and wc, Upvc double glazed window and towel heater

Outside

Communal Gardens, Parking and lock up garage located in a secure block

Cavity Wall Insulation

The Development benefits from Cavity Wall Installation installed 3rd May 2013 with a 25 year guarantee.

Lease

999 years from 1st April 1982.

Share of Freehold

The owner of the flat becomes a shareholder of Share of the Freehold Management Company "Brookvale Village Limited" who own the freehold for the development.



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