

Cottons

CHARTERED SURVEYORS

Flat 9, Matthew Court, 367 Hagley Road, Edgbaston, Birmingham, B17 8DL

Offers in the Region Of
£79,900



- Second Floor Studio Apartment
- Open Plan Living Room/Bedroom with Kitchen
- Share of Freehold Management
- EPC Rating: C(70)
- Bathroom with Electric Shower
- Investment with Tenant in Situation paying £675pcm (£8,100 per annum)

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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INVESTMENT WITH TENANT IN SITUATION PAYING £675pcm (£8,100 per annum). A second floor studio flat in SECURE GATED DEVELOPMENT in the OUTSKIRTS of BIRMINGHAM CITY CENTRE. With circa. 968 YEAR LEASE. Benefiting from electric heating, this ideal buy to let investment comprises; open plan living bedroom area with kitchen, dressing area, bathroom with an electric shower and secure gated residents parking area. EPC Rating: C Council Tax band A.

Council Tax Band
A

EPC Rating
C

Description
A second-floor studio flat set within a purpose built three storey secure gated development with a pitched tile roof.

The property is in a well-presented condition throughout. Benefiting from uPVC double glazing and electric heaters.

Location
Matthew Court is well located in a convenient location on Hagley Road (A456), approximately:

- 0.5 miles from Bearwood Road Shopping District,
- 1.9 miles from Five Ways Train Station
- 2.8 miles from Birmingham City Centre.

Accommodation
Please refer to floor plan for room measurements

Flat
Flat – Open plan living room/bedroom and kitchen area, dressing room and re-fitted shower room with WC.

Communal Areas
Secure communal entrance, gardens and secure gated residents communal parking.

Lease

999 years from 25th March 1983.

Ground Rent
A peppercorn.

Share of Freehold
Owners of the flat will become a director and own a share of Matthew Court (Edgbaston) Limited with own the freehold for the development.

Service Charges
The development is managed by Cottons. The service charges are presently £900 per annum with a 10% discount if paid within 14 days of being due (effectively £810 per annum).

Tenancy
The property has been let with a new 6 month Assured Shorthold Tenancy Agreement to commence 1st November 2025, with the tenant paying £675pcm (£8,100 per annum).

This represents a Gross Initial Yield of 10.1%, and Net of the service charges a yield of 9.1%. The tenant is in professional employment and have been let/referenced via Cottons.



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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Matthew Court, 367 Hagley Road

Approximate Gross Internal Area = 25.6 sq m / 275 sq ft

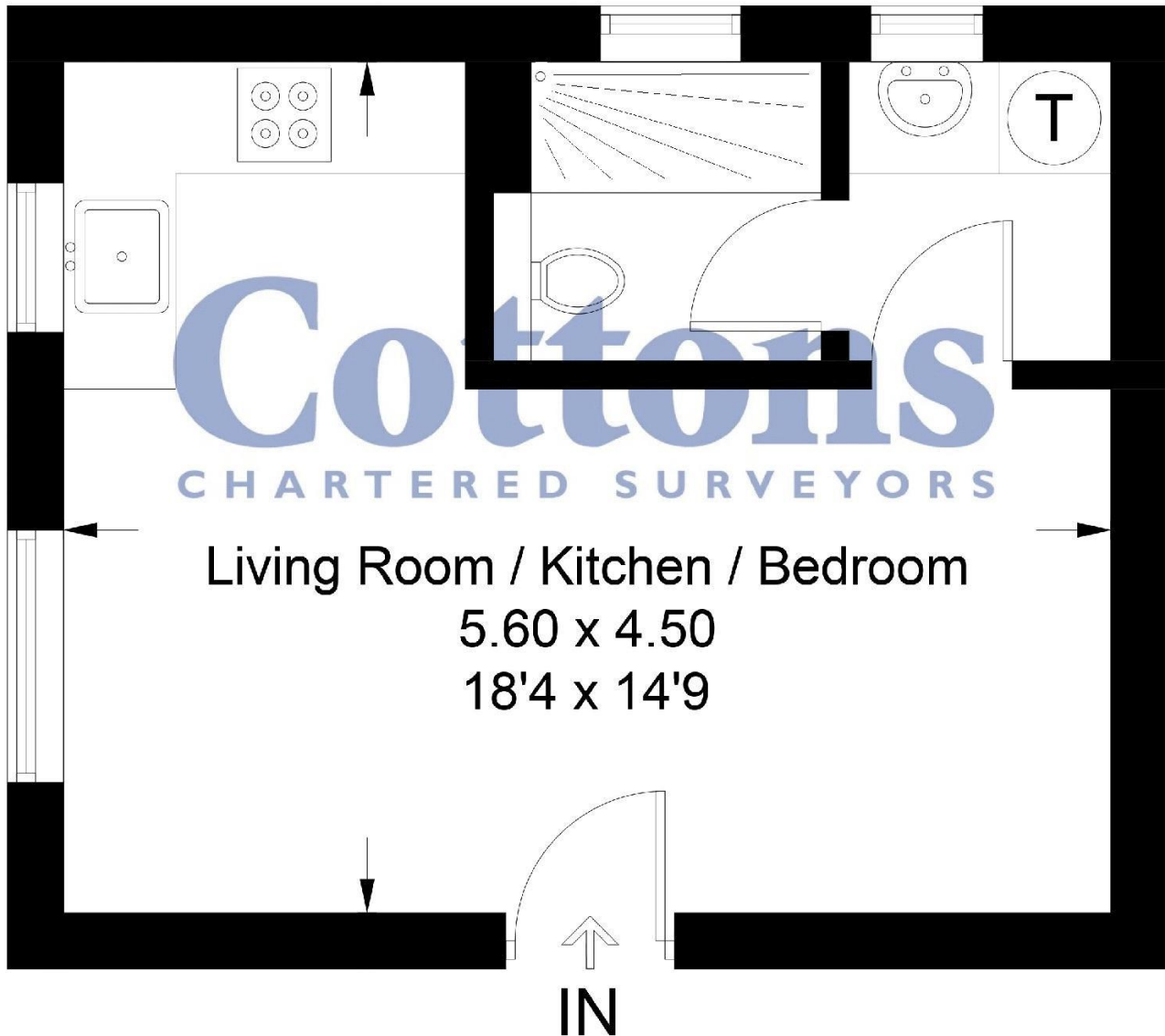


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