

6 Ashleigh Heights, 514 Warwick Road

Solihull, B91 1AG





ASHLEIGH HEIGHTS

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LUXURY GROUND FLOOR APARTMENT

- Luxury Ground Floor Apartment
- Two Double Bedrooms (Master En Suite)
- Exclusive Development
- Walking Distance of Town Centre & Railway Station
- Prime Solihull Location
- Superb Modern Fitted Breakfast Kitchen
- Secure Gated Allocated Parking & Visitor Parking
- Beautiful Landscaped Gardens
- Spacious Living Room with Patio Doors
- Family Bathroom/WC

ACCOMMODATION

A beautifully presented luxury ground floor apartment situated in this exclusive secure gated development within walking distance of Solihull town centre. The excellent living accommodation briefly comprises; communal entrance hall with video security intercom system, reception hall, spacious living room with patio doors, superb modern fitted breakfast kitchen, master bedroom with fitted wardrobes, en suite shower room/wc, further bedroom, family bathroom/wc, secure gated allocated parking and visitor parking, beautiful landscaped communal gardens. No Upward Chain.



COMMUNAL ENTRANCE HALLWAY

with video security intercom system

RECEPTION HALL**SPACIOUS LOUNGE/DINER**

20' 1" max 16' 1" min x 16' 6" max
13' 6" min (6.12m 4.9m x 5.03m
4.11m)

BREAKFAST KITCHEN

10' 5" x 9' 10" (3.18m x 3m)

MASTER BEDROOM

12' 7" x 14' 5" min 16' 7" back of
wardrobes (3.84m x 4.39m 5.05m)

ENSUITE SHOWER ROOM/WC**BEDROOM TWO**

11' 7" x 11' 7" (3.53m x 3.53m)

BATHROOM/WC**COMMUNAL GATED GARDENS
AND PARKING**

with further visitor parking

VENDORS COMMENT

“Our apartment at Ashleigh Heights is a home. We live in open and lovely mature grounds, enjoy the convenience of a 10-minute walk to the vibrant centre of Solihull and benefit from excellent shopping and schools, community commitment and the nearby railway station.”

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.









Length of Lease: 977 years (from 2023)

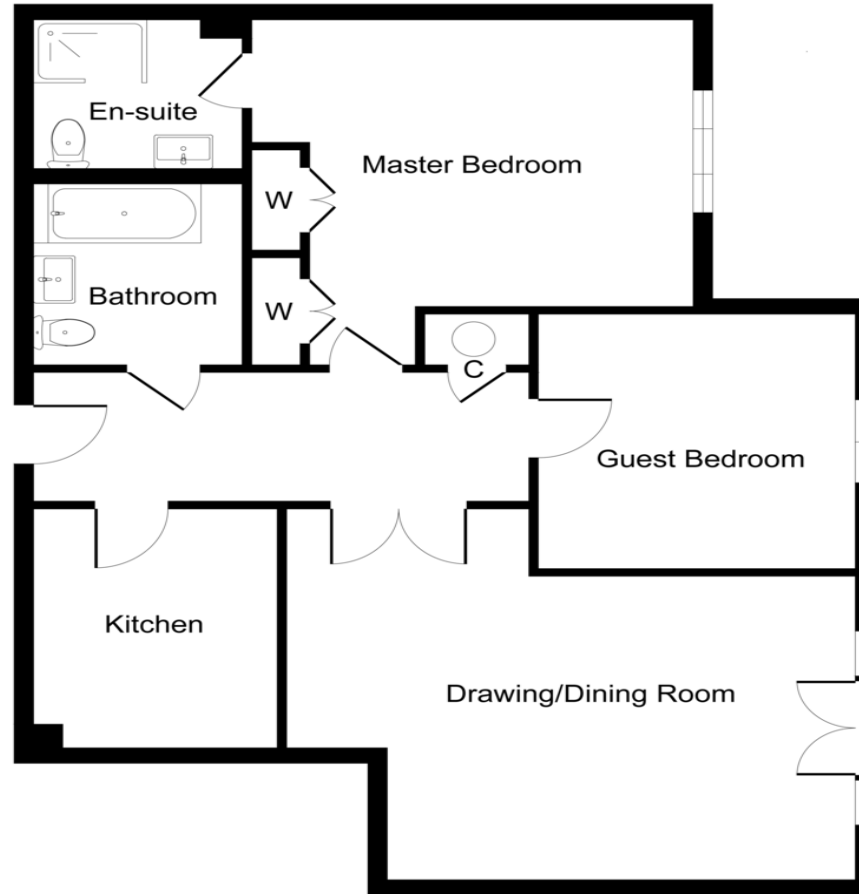
Ground Rent: £75.00 pa

Service Charge: £2,718.56 pa

Asking Price Of £410,000

TENURE:

We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown

Floorplan – For identification purposes only

Net available living space = 1,080 square feet.



Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	