



Penthouse apartment

Courtyard facing

Ideal buy to let as has tenants in situ. Can be without tenants as on

Balcony

Waterfall and canal views

Secure underground allocated parking



Description

Beautifully presented penthouse apartment located in the popular Vista Heights development in the heart of Dickens Heath Village. With views from the balcony across the courtyard, water feature and over the canal. This top floor luxury apartment briefly comprises; secure communal entrance, hallway, lounge, dining area, fully fitted kitchen with all appliances, bathroom, master bedroom with fitted wardrobes and en-suite shower room, second double bedroom and balcony. Benefits from secure underground allocated parking, lift, gas central heating and double glazed windows. Available with sitting tenants or without as on a rolling contract. Early viewing is strongly advised.

Entrance

Secure fob entry system into building. Lift and stairs to all floors. Front door into the apartment.

Entrance Hallway

Phone entry system. Radiator. Storage cupboard and airing cupboard housing boiler.

Open Plan Living 22' 0" x 14' 8" (6.70m x 4.47m)

Two double glazed windows and French doors to balcony. Two radiators.

Kitchen

Ceramic tiled floor. A range of wall and base units with work surfaces incorporating stainless steel sink and drainer unit. Integrated appliances are; five ring gas burner hob, oven, extractor, microwave, dishwasher, washer/dryer and fridge freezer.

Master bedroom 17' 9" x 9' 1" (5.41m x 2.77m)

Double glazed window to side. Radiator. Built in wardrobe.

En-suite

Double shower cubicle, wash hand basin, W.C. tiled walls. Heated towel rail. Shaver point.

Bedroom 2 13' 6" x 8' 9" (4.11m x 2.66m)

Double glazed window to side. Radiator. Built in wardrobe.

Bathroom

White suite with panelled bath and mixer tap shower attachment. Glass shower screen. W.C wash hand basin, tiled walls. Heated towel rail. Extractor fan and shaver point.

Balcony

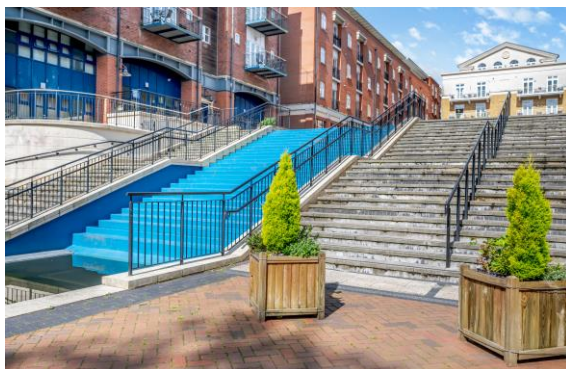
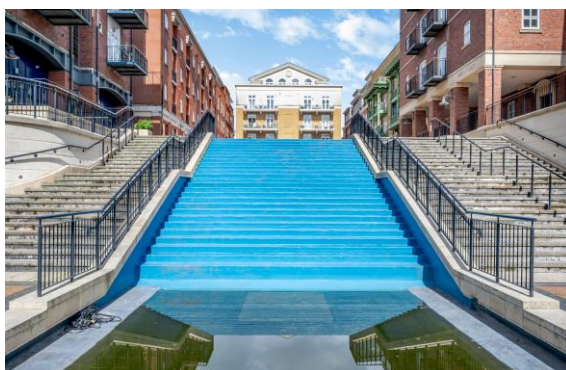
Top floor balcony over looking the water feature and canal plus green field views.

Parking

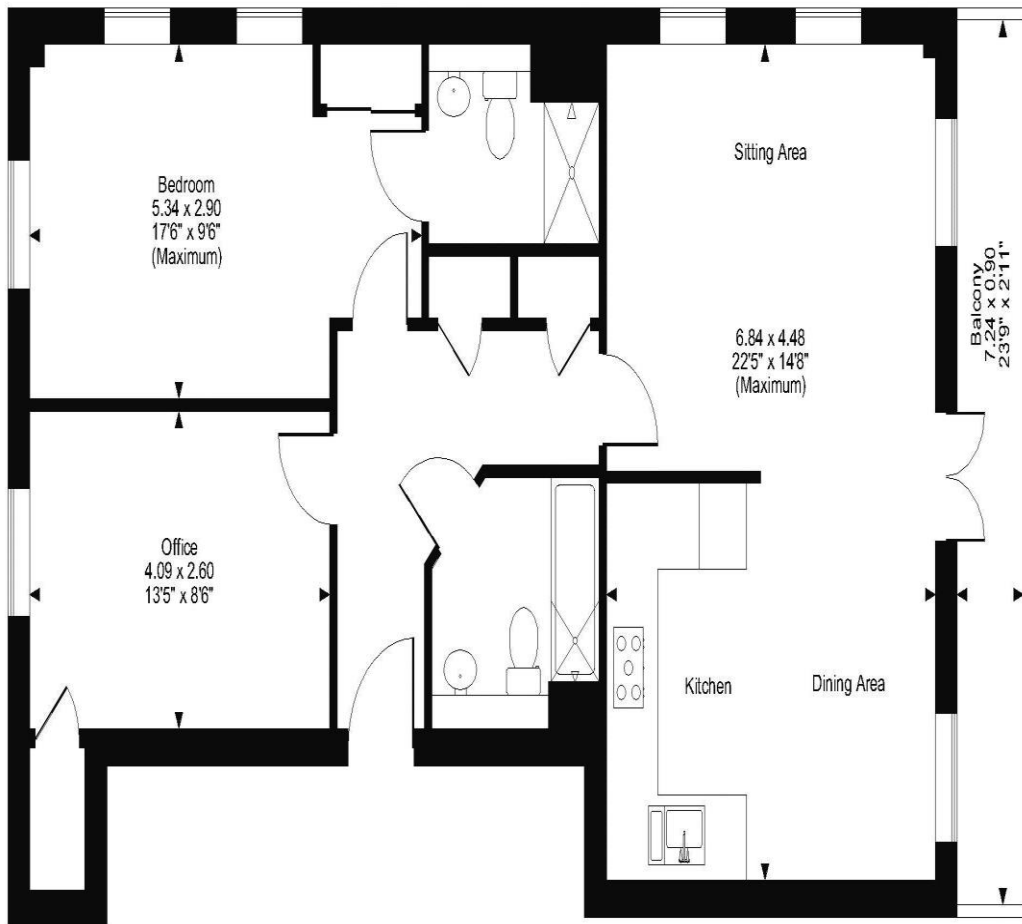
Secure allocated gated parking space.

Tenure

Lease has 984 years to run ground rent £155.88 Service charge £2565.31



Vista Heights, Waterside Shirley, Solihull
Approximate Gross Internal Area
814 Sq Ft/76 Sq M
Balcony external area = 70 Sq Ft/7 Sq M



Fourth Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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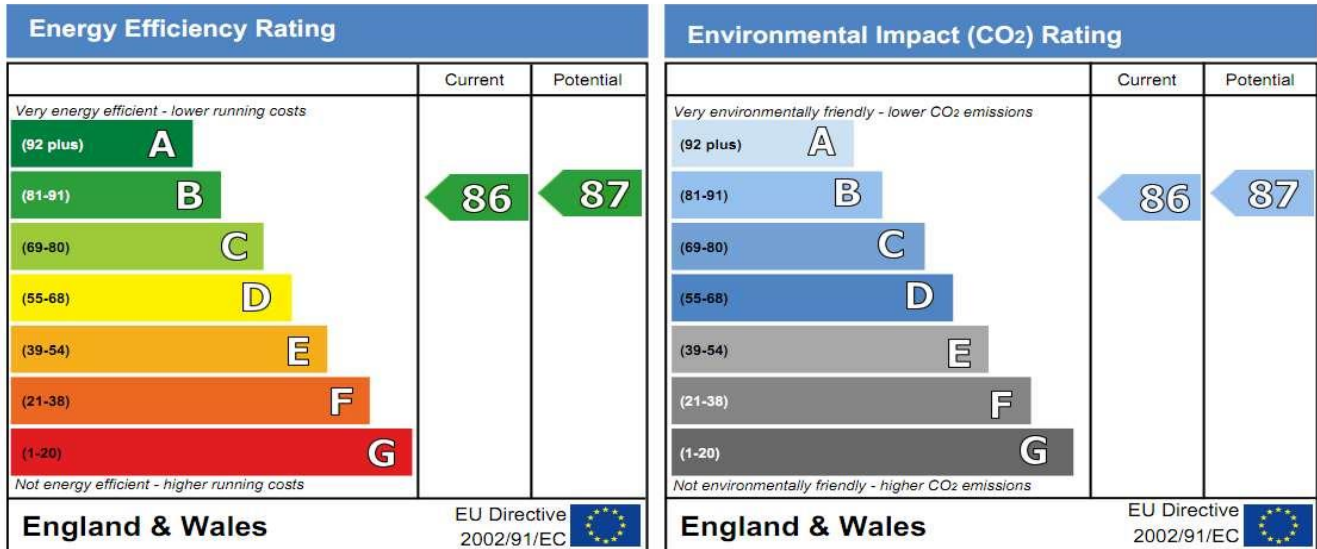
Energy Performance Certificate



79 Vista Heights,
Waterside,
Shirley,
SOLIHULL, B90 1UE

Dwelling type: Mid-floor flat
Date of assessment: 09 April 2009
Date of certificate: 09 April 2009
Reference number: 8501-6424-6960-4081-5006
Total floor area: 85 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	97 kWh/m ² per year	92 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.3 tonnes per year
Lighting	£63 per year	£45 per year
Heating	£178 per year	£180 per year
Hot water	£89 per year	£89 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome