



29 Griffin Gardens, Harborne

£195,000 Leasehold

Hadleigh Estate Agents are delighted to offer this first floor duplex apartment for sale. Offered with NO CHAIN, the property boasts move in ready accommodation and located within the quiet Griffin Gardens.

In brief the property comprises of spacious lounge and dining room, fitted kitchen diner, stairs lead to the upper floor offering two double bedrooms and house bathroom. The property further benefits from residents only parking and offers an allocated parking bay.





Location

Griffin Gardens is conveniently located within walking distance to Queen Elizabeth Hospital and University of Birmingham, with excellent transport links on offer into Birmingham City Centre. Harborne High Street is nearby with an array of bars, restaurants and supermarkets.

Hallway

Spacious and welcoming entrance hallway, with staircase to upper floor accommodation. Carpeted flooring, ceiling light point and electric heater.

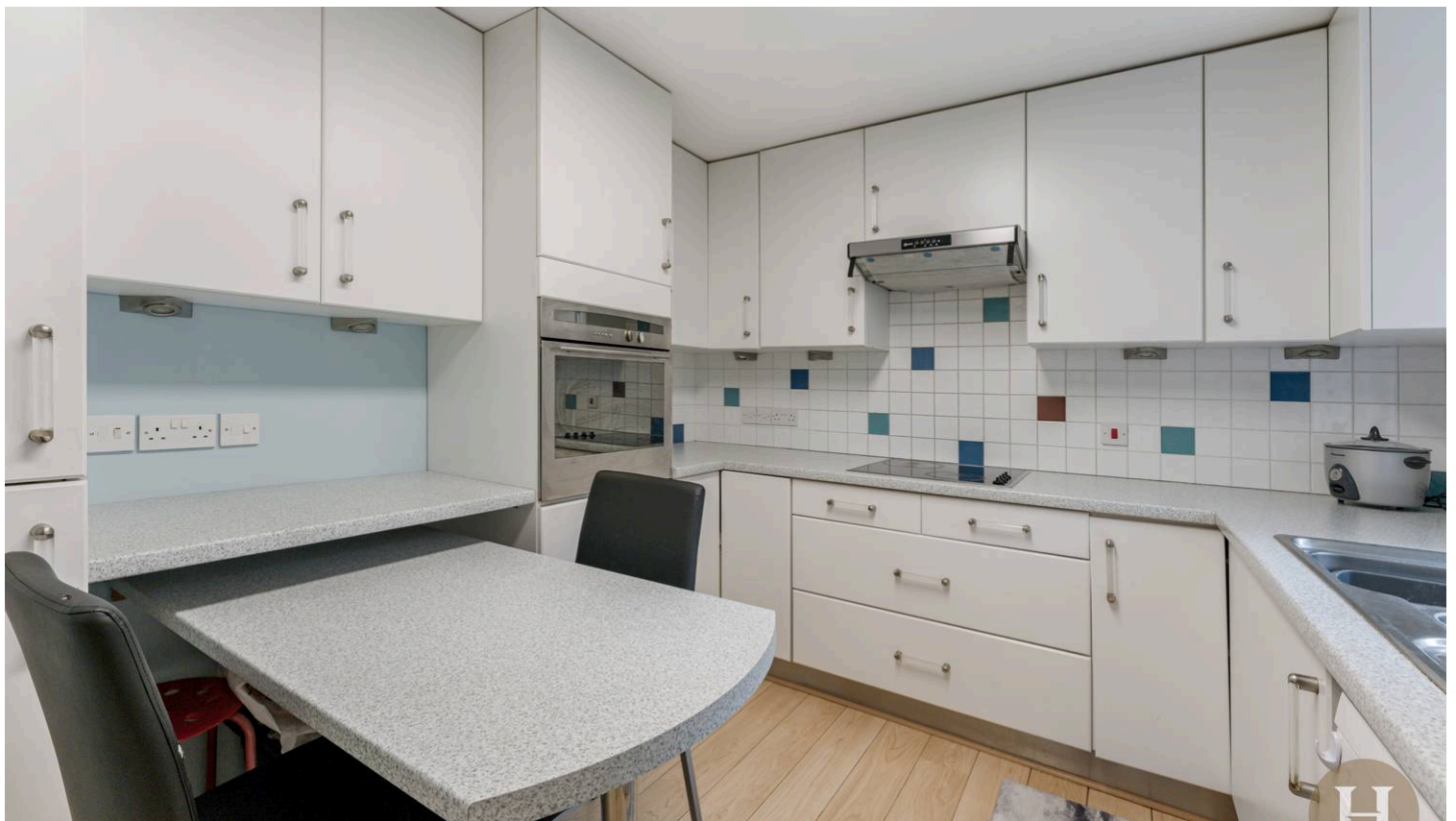
Lounge Diner

Spacious lounge and dining area, boasting two newly fitted double glazed windows. Two ceiling light points, electric heater and carpeted flooring.



Kitchen Diner

Fitted kitchen diner with a range of base and wall units. Including integrated fridge, freezer and oven. Extractor hood, plumbing for washing machine and dish washer, laminate flooring, two seat breakfast bar and double glazed window to side.





Bedroom One

Double bedroom complete with Velux window to rear, ceiling light point, electric heater and carpeted flooring.

Bedroom Two

Double bedroom comprising fitted office furniture, Velux window, electric heater and ceiling light point.

Bathroom

Fitted bath and shower over, low level flush WC and hand wash basin. Laminate flooring, towel radiator and opaque glazed window to side elevation.



Council Tax band: C

Tenure: Leasehold

Years remaining: 148

Service Charge PA: **£1,700**

Ground Rent PA: **£0**

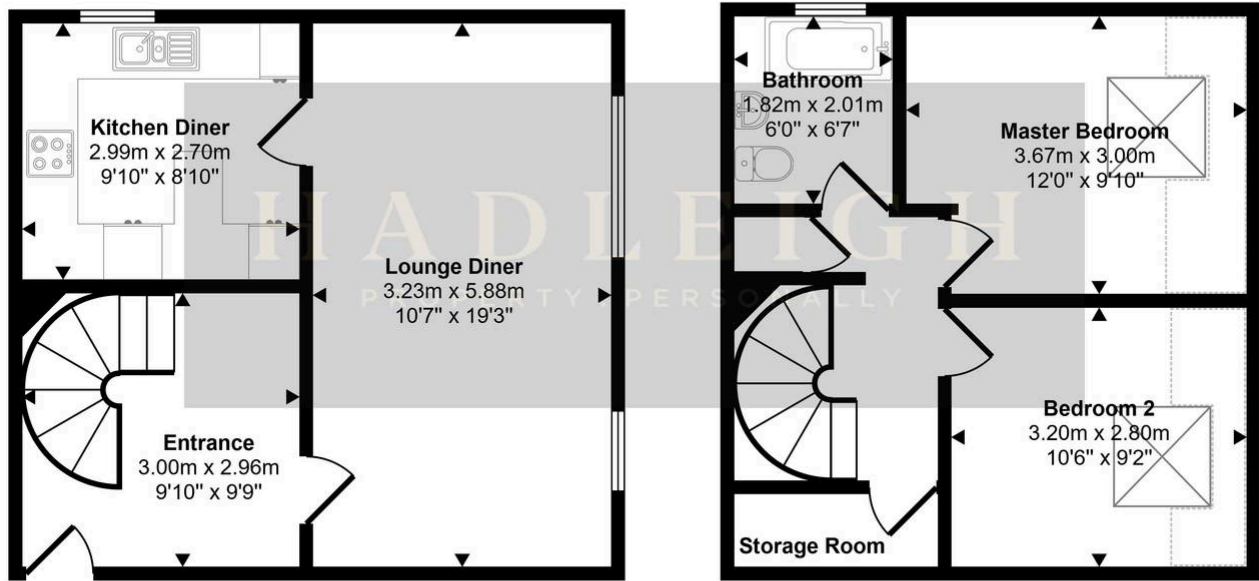
Energy performance certificate: D



- › First floor duplex apartment
- › Two double bedrooms
- › No upward chain
- › Spacious lounge/diner
- › Allocated parking space




Approx Gross Internal Area
77 sq m / 829 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft

First Floor
Approx 38 sq m / 409 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.