

# Cottons

CHARTERED SURVEYORS

Flat 10, 4 Rotton Park Road,  
Edgbaston, Birmingham, B16 9JJ

**£195,950**



- EPC Rating C
- Electric Heating
- Off Street Parking
- Spacious One Bedroom Flat
- Close to City Centre
- 125 Years Lease From 2002

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
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A perfect opportunity to purchase this spacious and immaculately presented one bedroom first floor flat situated in a convenient location just a short distance from the Hagley Road boasting many popular restaurants and amenities along with transport links nearby. Viewing is highly recommended to appreciate the size and condition this property has to offer, to the front you benefit from allocated parking space, entrance and stairs leading into the hall of the property. Inside comprises, Entrance Hallway, lounge, kitchen, bathroom, and large double bedroom. EPC Rating C, 125 Years Lease from March 2002.

### Property Tenure

Leasehold

Term:125 Years From 25<sup>th</sup> March 2002

### Council Tax Band

A

### EPC Rating

C

### 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

#### Entrance Hall 6' 9" x 6' 0" (2.05m x 1.84m)

Benefits from a central heating radiator

#### Kitchen 9' 5" x 6' 0" (2.87m x 1.84m)

Benefits from wood-framed double-glazed windows, wash basin, electric oven and stove and a hot water boiler.

#### Lounge 14' 4" x 14' 2" (4.38m x 4.31m)

Benefits from a central heating radiator, electric fireplace and two wood-framed double-glazed windows.

#### Bedroom 15' 5" x 14' 3" (4.69m x 4.35m)

Benefits from 1 central heating radiator and 2 wood framed double glazed windows.

#### Bathroom 6' 4" x 6' 6" (1.92m x 1.97m)

Benefits from a WC, wash basin, panel bath with shower over and a central heating radiator.

#### Outside

Parking Available



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