



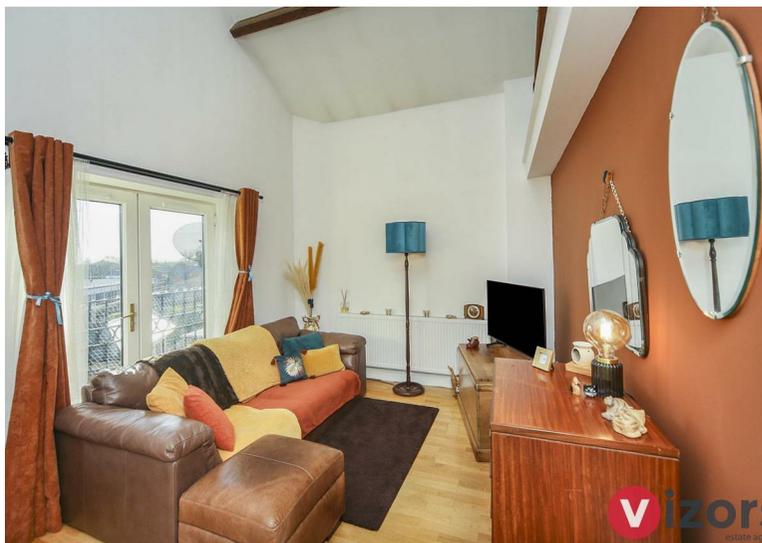
16 CRESCENT HOUSE MOUNT PLEASANT, REDDITCH, B97 4JT  
OFFERS OVER £140,000

**\*\*LEASE EXTENSION IN PROGRESSS!!!\*\*** Set behind secure electric gates is this unique, two-bedroom duplex apartment featuring a split -level layout and two generously sized bedrooms, one of which is situated on the mezzanine floor. This property offers great space and unusual features throughout in addition to an allocated parking space.

Approached via a gated entrance leading into a well maintained quaint courtyard where a spiral stair case takes you to the front door of the property. Inside the property offers an entrance hall, open plan fitted kitchen with large window providing an abundance of natural light, dining/living area and a Juliette balcony in the living area, a good size double bedroom, modern shower room along with a staircase leading to the mezzanine floor. This property must be seen to appreciate its unique unusual character, open beams, high ceilings and overall size which cannot be appreciated from the outside. This property could be ideal for a first time buyer, or investor.

EPC-C  
Council Tax Band-B  
Tenure- Leasehold - 76 Years  
Ground Rent £125 PA  
Service Charge £1,319.16 PA

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and



## Approach

The property is approached from a secure gated entrance leading to a quaint courtyard where a spiral staircase leads to the front door on the first floor of the building



## Open plan Kitchen/Dining/Living area

23'1" max x 10'0" max (7.05 max x 3.05 max )

A versatile space with fitted kitchen area and large window, dining section and living room with Juliet balcony feature



## Bedroom One (MEZZANINE)

20'11" max x 9'2" max (6.40 max x 2.81 max )

A generous sized mezzanine bedroom with open beam

work to the ground floor living area and a small space which could be used for storage or as a working from home space.



## Bedroom Two

13'10" max x 9'1" max (4.22 max x 2.78 max )

A further good size double bedroom with large window and two built in storage cupboards



## Shower Room

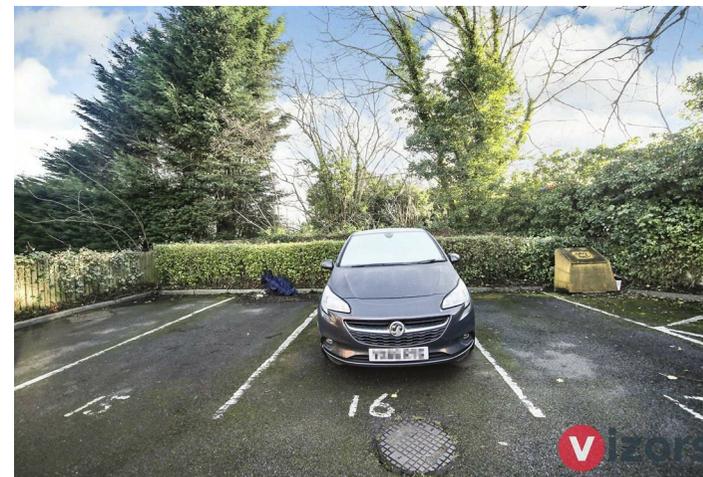
7'10" max x 5'10" max (2.41 max x 1.80 max )

Modern shower room with walk in enclosure, basin and WC



## Parking

The seller advises the agent the property benefits from one allocated parking space.



## AGENT NOTE

The seller advises the agent that the Management Company is due to change in 2025 but awaits further details therefore the agent advises any interested parties to make their own enquiries with their legal advisor before any commitment to purchase.

The agent advises the stairs within the property are not a standard staircase and therefore a buyer should view the property before any commitment to purchase.







**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



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