



St Annes Court, Kingstanding
Birmingham, B44 0HN

Offers Over £60,000

Kingstanding

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Welcoming to the market with no upward chain, this two bedroom second floor retirement home located on St Annes Way.

Situated close to local amenities and shops. Approached via a communal car park and entered through the secure entrance.

Upon entrance you are welcomed by a hallway giving you access throughout the flat. The large lounge excellent for modern living. The kitchen offers an array of base units, plenty of countertop space, sink unit and oven. The flat also has two bedrooms, the main bedroom being a large double room with built in wardrobes and then a smaller second bedroom. The shower room consists of a corner shower cubicle, hand wash unit and WC. Viewing this home is highly recommended.





Property Specification

NO UPWARD CHAIN
TWO BEDROOM RETIREMENT FLAT
OVER 60s OR 55 WITH A REGISTERED DISABILITY
COMMUNAL PARKING
LAUNDRY AREA

Hallway
3.67m (12') x 1.90m (6'3")

Kitchen
2.90m (9'6") x 1.80m (5'11")

Lounge
5.10m (16'9") max x 2.10m (6'11") max

Bedroom 1
4.10m (13'5") max x 3.30m (10'10") max

Bedroom 2
3.10m (10'2") x 2.10m (6'11")

Shower Room
2.10m (6'11") x 1.90m (6'3")

Viewer's Note:

Services connected:	Electric, Water, Drainage
Council tax band:	B
Tenure: Leasehold	Length TBC
Ground Rent:	TBC
Service Charge:	TBC
Restrictions:	No Sub-letting. Buyers must be over 60 years of age or 55 registered disabilities.

Agent's Note:

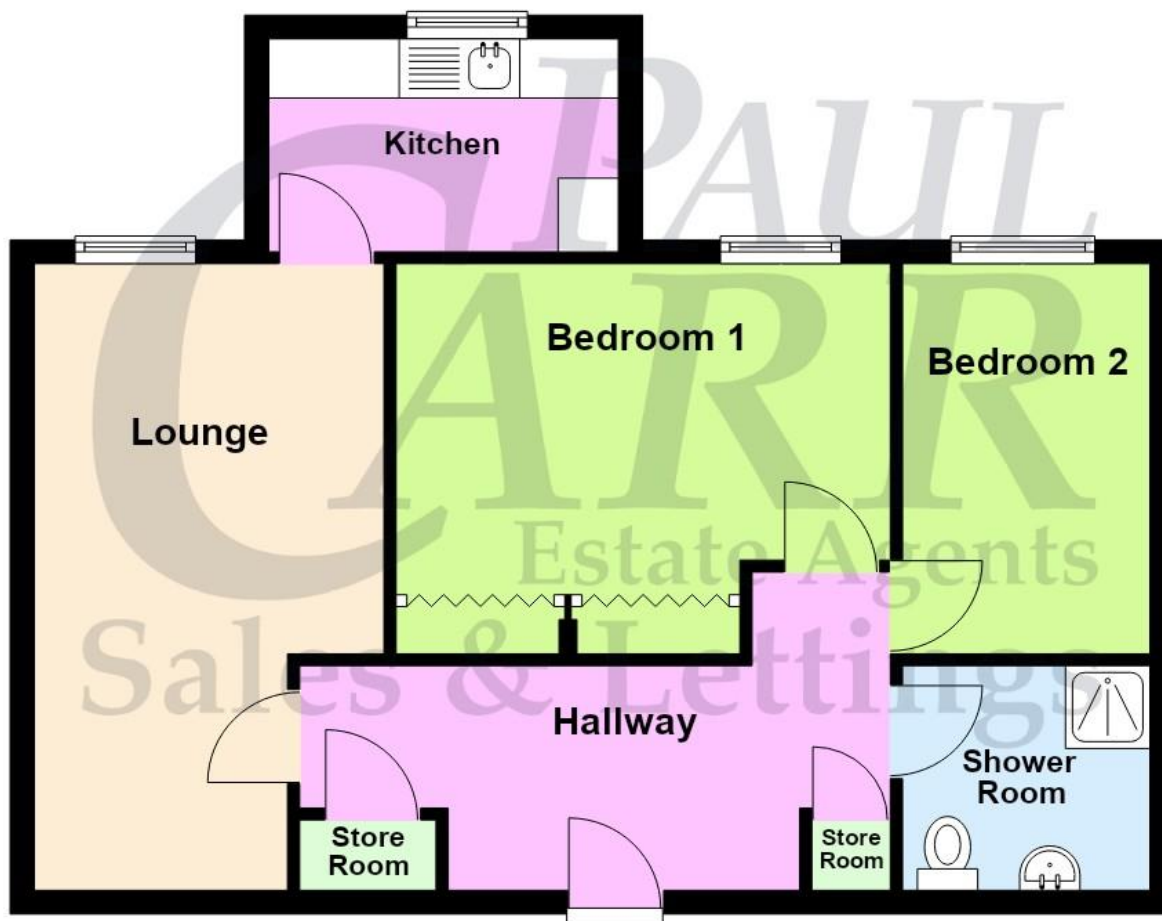
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

