



66 Royal House, Princes Gate, Homer Road, Solihull

£165,000

66 Royal House - A beautifully presented second floor studio style apartment situated in a most popular development a stones throw from Solihull town centre and train station. Offering accommodation comprising an open plan lounge/kitchen/diner, bedroom area, lovely shower room and an allocated parking space

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: B

Property Type: Apartment

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is accessed via a secure communal entrance leading into a lovely well maintained communal hallway. From here there is a lift and stair access to all floors, and on the second floor a private front door leads into

Entrance Hallway

With LVT flooring, ceiling spotlights, storage cupboard and opening into

Open Plan Lounge/Kitchen/Diner

Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring induction hob with extractor over, inset electric oven, integrated washer/dryer and dishwasher, integrated fridge/freezer, spot lights and light point to ceiling, LVT flooring, two double glazed windows and opening into

Bedroom Area

With some reduced head height, LVT flooring and further opening into hallway

Modern Shower Room

Being fitted with a three piece white suite comprising of a large shower enclosure with thermostatic shower, low flush W.C and vanity wash hand basin. Complementary tiling to walls, chrome ladder style radiator and spot lights to ceiling

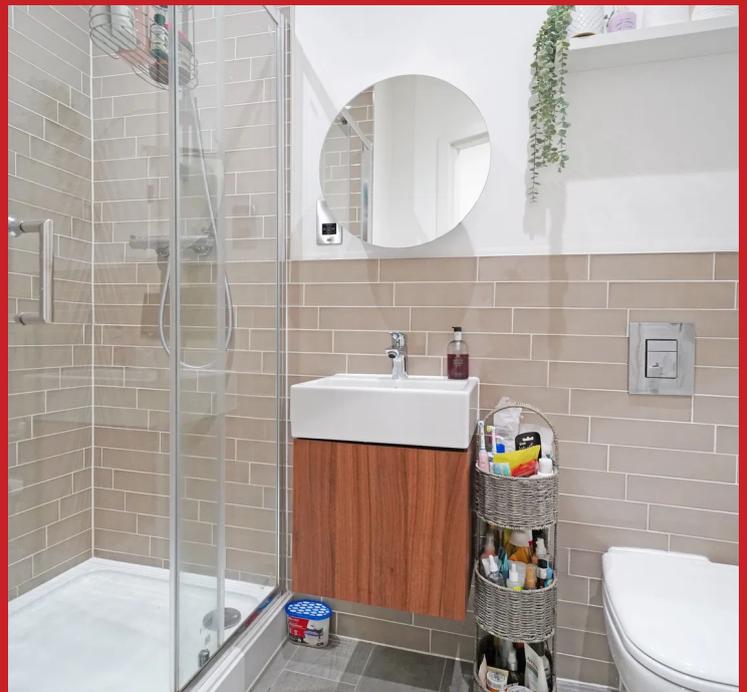
External

The property further benefits from an allocated parking space and access to well maintained communal gardens

Tenure

We are advised by the vendor that the property is leasehold with approx. 245 years remaining on the lease, a service charge of approx. £1,282.48 per annum and a ground rent of approx. £200 per annum. EPC supplied by Vendor. Current council tax band – B

Get in touch today to find out more



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

