



smarthomes

Rivendell Court, Stratford Road

Hall Green, Birmingham

- A Well Maintained One Bedroom Retirement Apartment
- Fitted Kitchen & Re-Fitted Shower Room
- Residents Parking and Communal Gardens
- No Upward Chain

£55,000

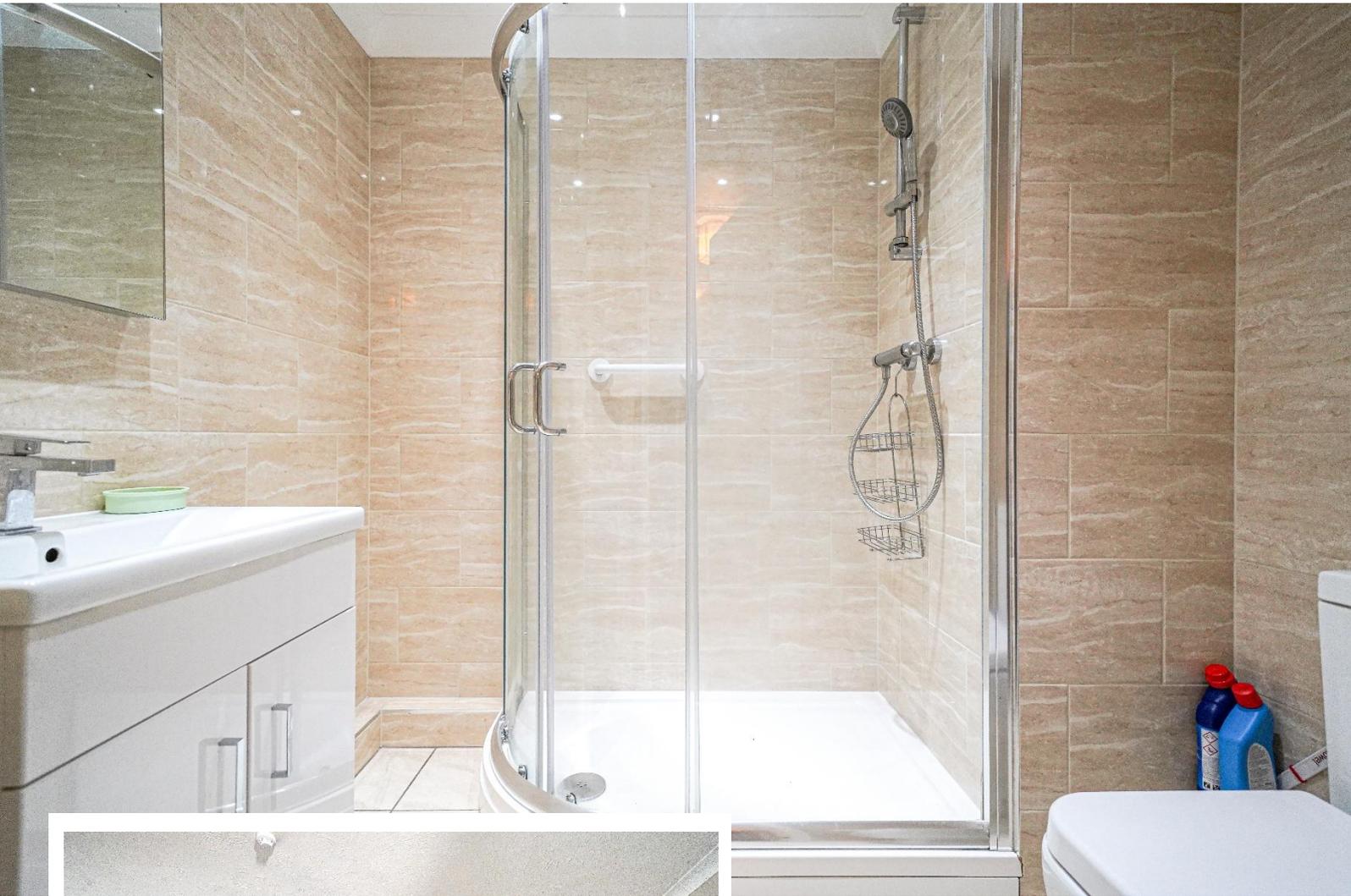
Current EPC Rating - C
Current Council Tax Band - C





Property Description

Smart Homes are pleased to offer this one bedroom second floor retirement apartment offered for sale with no upward chain. The property is situated in a great location close to shops and public transport with accommodation comprising lounge/diner, fitted kitchen, double bedroom with fitted wardrobes, re-fitted shower room, guest suite, communal laundry, communal parking and gardens and emergency pull-cord system



Rooms & Measurements

Lounge/Diner to Rear 7.04m x 3.25m (23'1" x 10'8")

Fitted Kitchen to Rear 2.69m x 2.16m (8'10" x 7'1")

Double Bedroom to Rear 5m x 2.79m (16'5" x 9'2")

Re-Fitted Shower Room

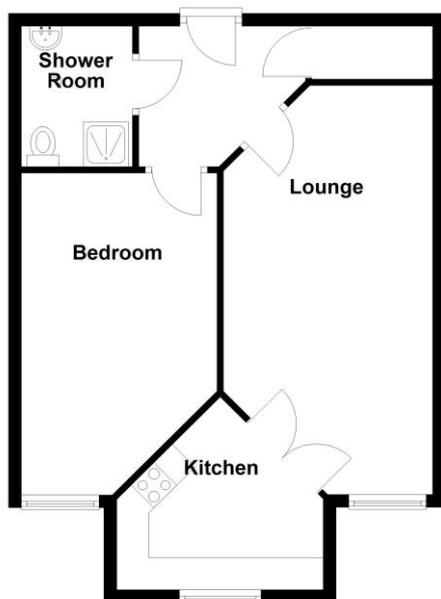
Tenure

We are advised by the vendor that the property is leasehold with approx. 98 years remaining on the lease, a service charge of approx. £2,400 per annum and a ground rent of approx. £300 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B



Second Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.