

DRAKES

ESTATE AGENTS



Browns Court, Wake Green Park, B13 9XU

£125,000

- A Beautifully Presented Top Floor Apartment
- One Bedroom
- Open Plan Lounge Diner
- Kitchen
- Shower Room
- West Facing Balcony
- Communal Parking & Private Garage
- Communal Gardens
- Extended Lease To 999 Years Upon Completion
- Convenient Location



SCAN TO VIEW
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



Communal Entrance

Private Entrance Hall

Lounge Diner to rear - 5.59m max x 3.15m max (18'4" x 10'4")

Kitchen to side - 2.95m max x 2.64m max (9'8" x 8'8")

Bedroom One to rear - 4.01m x 2.92m (13'2" x 9'7")

Shower Room - 1.93m x 1.65m (6'4" x 5'5")

Communal Gardens

Garage

A beautifully presented top floor apartment benefitting from one bedroom with built-in storage, open plan lounge diner with West facing balcony, kitchen, modern shower room, garage, communal parking and gardens and an extended lease upon completion.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



COUNCIL TAX BAND: A

EPC Rating: C

Tenure: Leasehold

The vendor advises that the property is Leasehold with a lease extension upon completion with approximately 999 years remaining on the lease, a service charge payable of approximately £1,994 per annum and a ground rent payable of £10 per annum. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.