



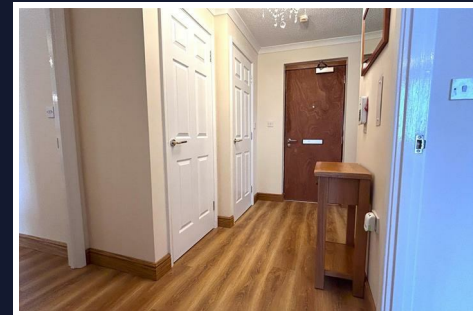
## Flat 28 Premier Court 100 Monyhull Hall Road

Kings Norton, Birmingham, B30 3QJ

Offers In The Region Of £107,000



**\*\*TWO FLOOR RETIREMENT APARTMENT\*\*** This well presented, two bedroomed first floor retirement flat, located with-in this cul-de-sac location and offers a secure intercom front entry door, communal hallway with house managers office with stairs and lift access, entrance hall, lounge, kitchen, two bedrooms and a shower room. The property also offers double glazing, electric heating, communal gardens/parking, residents laundry room and residents lounge area. The property is being sold with NO CHAIN and is EPC rating C. To arrange a viewing please contact our Kings Norton team.



### Approach

The property is approached via a secure front entry door opening into communal hallway with house managers office, stairs and lift giving rise to the first floor accommodation and door opening into:

### Apartment Hallway

With ceiling light point, wall mounted electric radiator, laminate wood effect flooring, door opening into storage cupboard housing water tank, two further useful storage cupboards and further doors opening into:

### Living Room

11'8" x 15'3" (3.559 x 4.670)

With double glazed window to the front aspect, laminate wood effect flooring, two ceiling light points, wall mounted electric heater and archway into:

### Kitchen

11'6" x 6'10" (3.520 x 2.096)

With tiled flooring, tiled splash back areas, a selection of matching wall and base units, space facility for washing machine, space facility for fridge freezer, integrated oven with four ring burner hob with extractor over, stainless steel sink and drainer with mixer tap over and ceiling strip light point.

### Bedroom One

9'11" x 13'6" (3.035 x 4.132)

With double glazed windows to the front aspect, ceiling light point and wall mounted electric radiator.

### Bedroom Two

6'10" x 11'6" (2.084 x 3.526)

With double glazed window to the front aspect, ceiling light point and wall mounted electric radiator.

### Shower Room

7'0" x 6'4" (2.145 x 1.953)

With tiled flooring, tiling to walls, walk-in shower cubicle, wash hand basin with mixer tap over, low level push button flush WC, wall mounted heated towel rail, wall mounted extractor fan and ceiling light point.

### Tenure

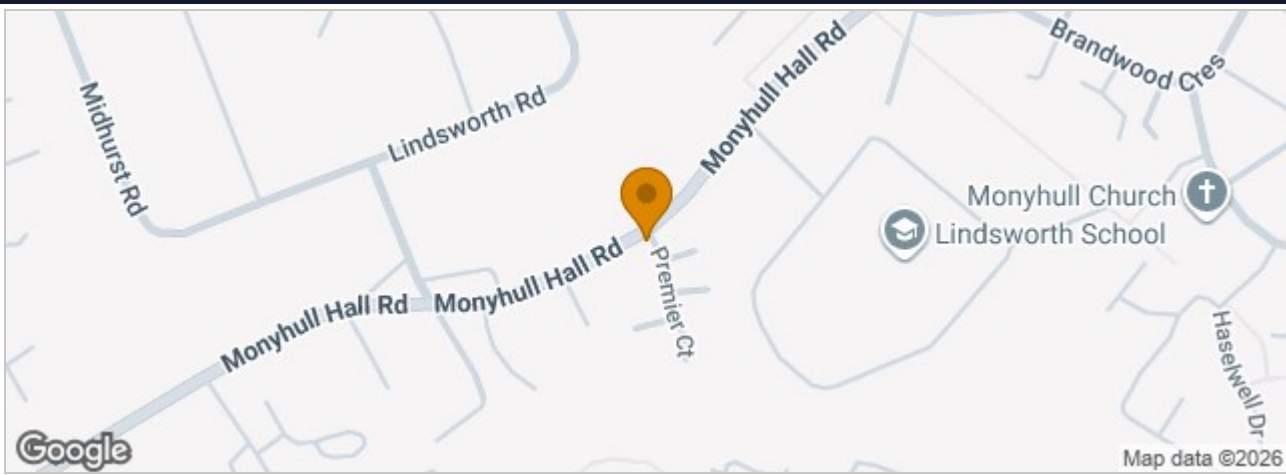
The agent understands that the property is leasehold with a term of 153 years left on the Lease (all subject to legal confirmation) , monthly Service Charge £\*\* per calendar month including Ground Rent. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

### Council Tax

According to the Direct Gov Website the Council Tax Band for Premier Court, 100, Monyhull Hall Road Birmingham, B30 3QJ, Birmingham is a band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation by your legal representative.

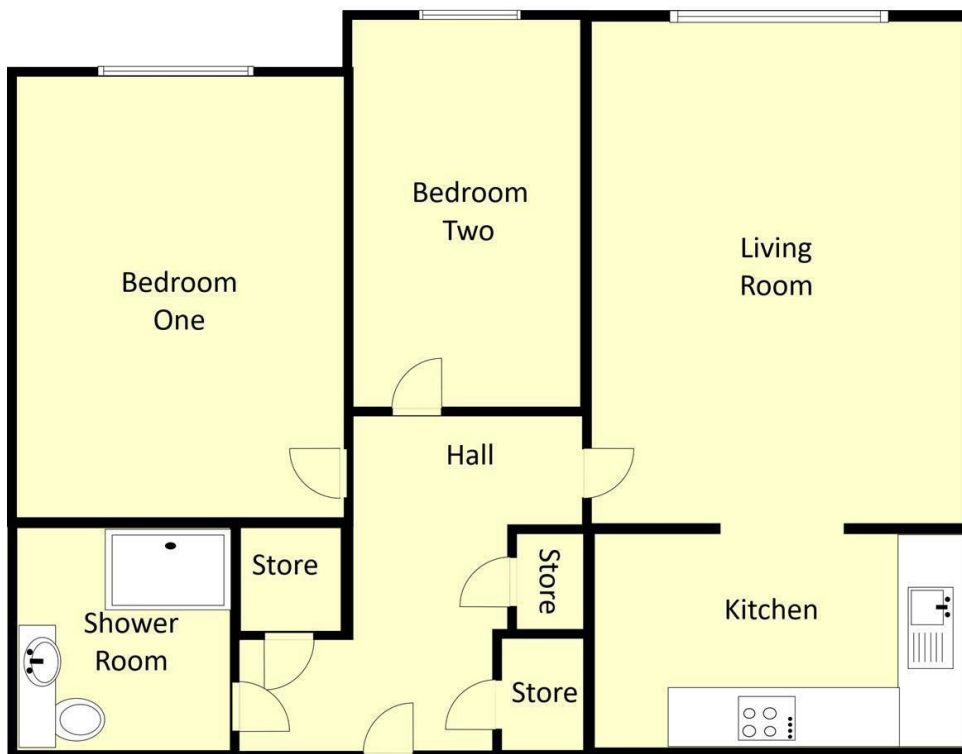
Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





## Floor Plan

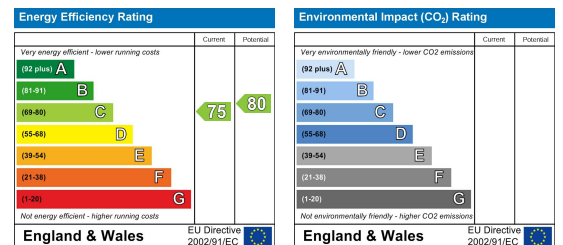
**Premier Court,**  
For illustrative purposes only, NOT to scale.



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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