





## Property Description

This modern apartment is tucked away in a peaceful setting on a residential estate that is located just off the Pennyhill Lane area. The apartment is exceptionally well maintained and is of a show home standard. The kitchen comes with most of the white good built in and there are approximately 105 years remaining on the lease. The block is managed by SDL Management and service charge is payable. The first floor apartment briefly comprises of an entrance hall with intercom system, lounge/diner with a Juliet balcony, traditional style fitted kitchen with integral appliances, two double bedrooms with fitted wardrobes and another Juliet balcony to the master, family bathroom, central heating and one allocated parking space.

## Entrance Hall

Entrance into the property via the communal hallway, the entrance hall benefits from two storage cupboard and doors leading to the bathroom, bedrooms and the lounge.

## Bedroom One

Featuring a Juliet balcony, central heated radiator and fitted wardrobes.

## Bedroom Two

Featuring a double glazed window to a central heated radiator.

## Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, glass shower screen, wash hand basin, low level WC and tiling to splash prone areas.

## Lounge

Featuring a Juliet balcony, double glazed widows, a central heated radiator and access to the kitchen.

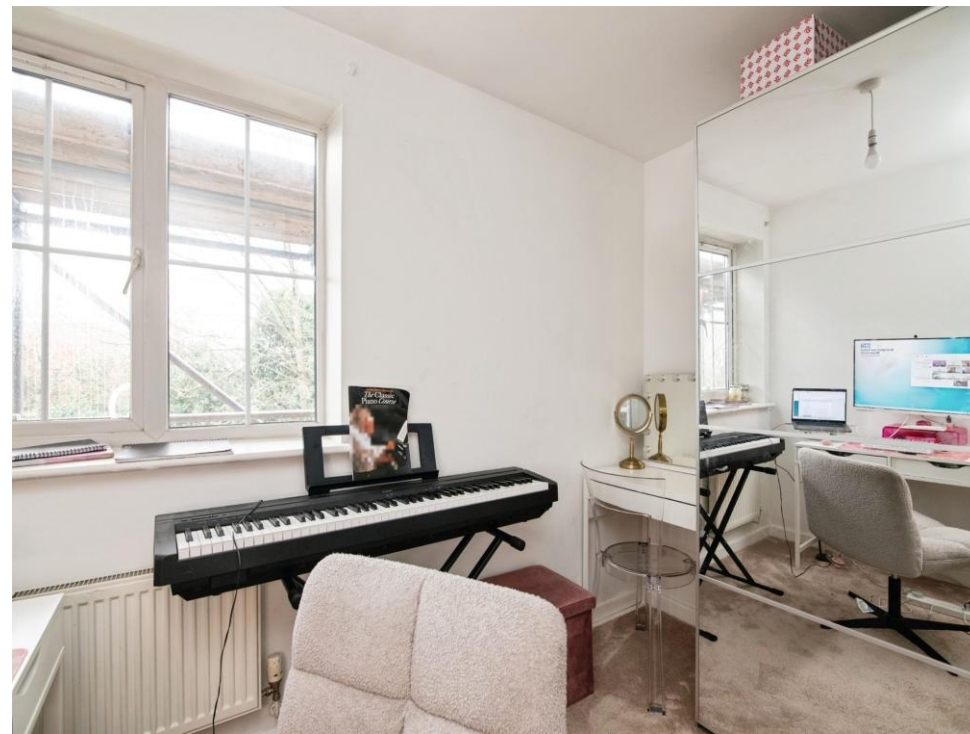
## Kitchen

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, integrated oven and hob, fitted cooker hood, wall mounted boiler and a double glazed window.

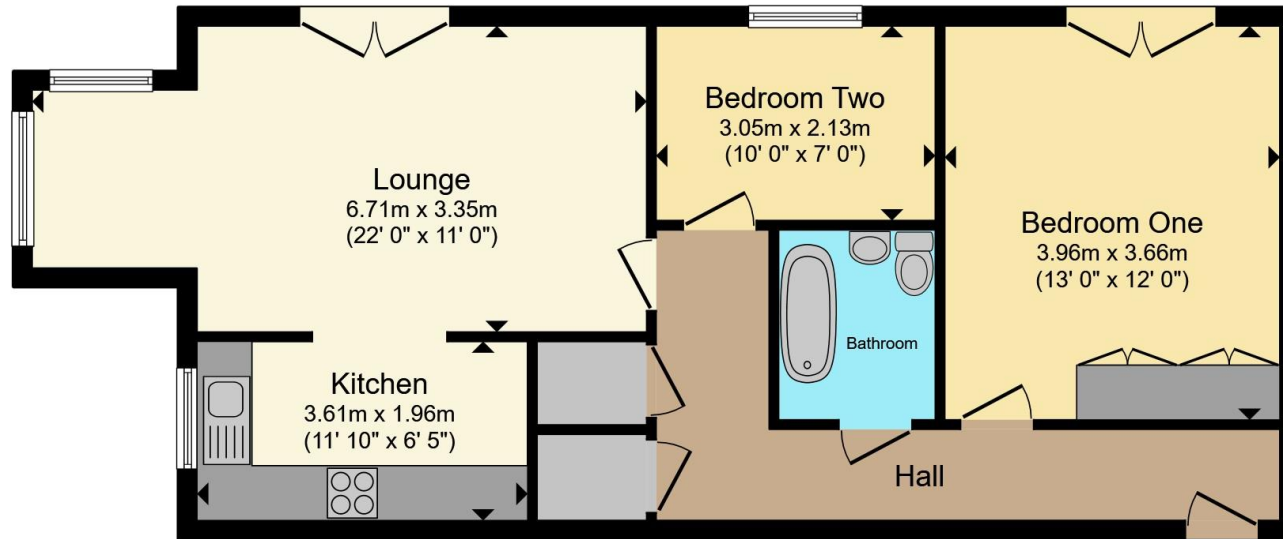
## Agents Note

There is a easement on the title, please enquire with the branch.









Total floor area 67.5 m<sup>2</sup> (726 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: C Council Tax Band: B

Service Charge: 1400.00

Ground Rent: 300.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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