



West Court, Rumbush Lane, Dickens Heath, B90 1GA

Offers Over £150,000

- A Well Presented Ground Floor Apartment
- One Double Bedroom With Fitted Wardrobes
- Open Plan Lounge Diner & Breakfast Kitchen
- Modern Bathroom
- Private Gated Terrace
- Secure Communal Entrance
- One Secure Underground Parking Space
- No Upward Chain
- Gated Well Maintained Communal Gardens
- Convenient Village Location



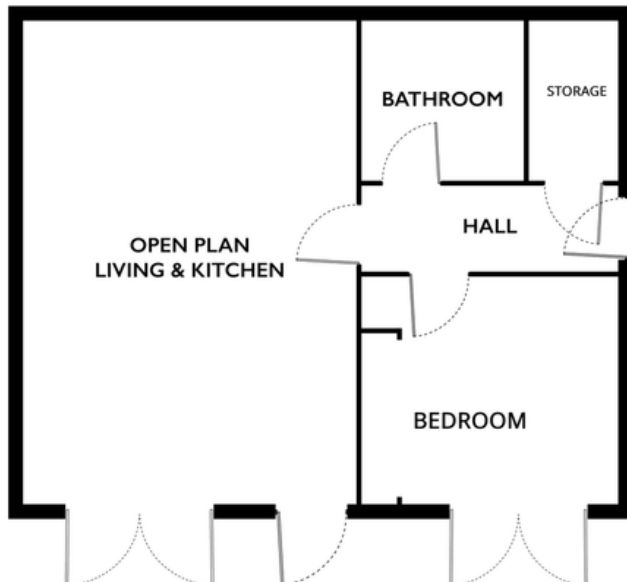
SCAN TO VIEW
VIRTUAL TOUR



Communal Entrance
 Private Entrance Hall
 Open Plan Lounge Diner & Kitchen to rear - 6.05m x 4.14m (19'10" x 13'7")
 Bedroom to rear - 3.1m x 2.87m (10'2" x 9'5")
 Bathroom
 Courtyard Terrace
 Delightful Gated & Well Maintained Communal Gardens With Access to Underground Parking.

A well presented ground floor apartment benefitting from gated private terrace, one underground allocated parking space, no upward chain, one bedroom, open plan lounge diner & kitchen, modern bathroom and attractive communal gardens.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	7B	7B
(55-68) D		
(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: B
 EPC Rating: C
 Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 976 years remaining on the lease with a service charge of approx. £2,224 per annum and ground rent of approx. £250 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.