



## Flat 54, Timber Mill Court Serpentine Road, Harborne

£135,000 Leasehold

Hadleigh Estate Agents are delighted to offer this much improved and thoroughly refurbished retirement flat for sale. Located within the ever popular Timber Mill Court development, the property is located on the second floor, complete with lift access. Timber Mill Court is a dedicated retirement facility and benefits from a 24 hour alarm system. The flat is approached via a communal entrance hall with secure entry. Inside briefly comprises; reception hall, lounge diner, kitchen, two bedrooms and modern bathroom with ample storage cupboards. Outside there are well maintained communal grounds and residents parking. Throughout the property boasts new flooring, internal doors, plastered walls, fitted kitchen and bathroom.





### **Hallway**

Welcoming entrance hallway, boasting carpeted flooring, double door storage cupboard and new electric heater. The hallway further gives access to two additional storage cupboards, once fitted with a newly installed hot water system. Benefitting from instant hot water and still being under warranty.

### **Lounge Diner**

The spacious and modern lounge dinner offers bay window, complete with fitted shutters. New electrics allow wall outlets to be controlled by the main wall switch. Carpeted flooring, ceiling light point, electric heater and floating tv unit.



### **Kitchen**

Modern fitted high gloss kitchen with a range of base and wall units, integrated Bosch appliances and fridge freezer. Fitted shutters, ceiling spotlights, sink and drainer unit, hob and extractor over.

### **Master Bedroom**

Spacious master bedroom boasting windows to the front elevation and fitted shutters. Carpeted flooring, electric heater and ceiling light point.





### **Bedroom Two**

The second bedroom allows for an additional double guest room, currently being used as a convenient walk in wardrobe and dressing room. Further benefitting from space for utilities, electric heater, fitted shutters and ceiling spotlights.

### **Shower Room**

Modern fitted shower room complete with panelled walls, sliding door walk in shower cubicle and low level flush WC. Vanity unit, electric towel radiator, ceiling light point and new extractor fan.



Council Tax band: C

Tenure: Leasehold

Years remaining: 117

Service Charge PA: £3,582.24

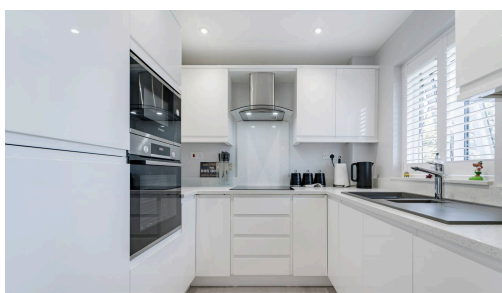
Ground Rent PA: £0

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



- Two bedroom retirement apartment
- Second floor with lift access
- Fully refurbished throughout
- 24-hour emergency alarm system
- Residents parking & communal gardens
- Secure entry development



Approx Gross Internal Area  
56 sq m / 598 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.