



## Mount Pleasant, Redditch

- No onward chain
- Gated entrance
- Close to amenities
- Two bedrooms
- Allocated parking
- Apartment

**Guide Price £145,000**

**Tenure: Leasehold**

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# Mount Pleasant, Redditch

## DESCRIPTION

Conveniently located in Mount Pleasant, this spacious and well-presented two-bedroom apartment is offered with no upward chain and is ideal for a first-time buyer.

The property comprises of an entrance hallway, a generous living room, a fitted kitchen, a master bedroom, a second bedroom and a bathroom.

Outside, the apartment benefits from a gated entrance and an allocated parking space.

Mount Pleasant is just a short walk from Redditch Town Centre, the railway station and bus station, providing easy access to local amenities, Birmingham City Centre and Birmingham International Airport.

Construction: This property is understood to be of standard construction. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

Tenure: Understood to be Leasehold

Lease years remaining: Approximately 75 years

Annual ground rent: £115.70

Annual service charge: £125

Energy Performance Rating: Band C

Local Authority: Redditch Borough Council

Council Tax Band: B

Hunters are pleased to offer the following services:

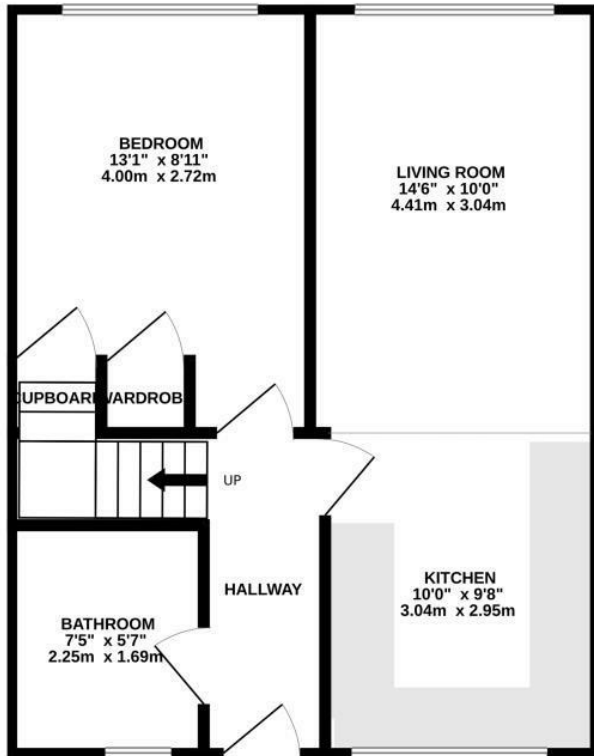
Residential Lettings: If you are considering renting your property, we offer a bespoke comprehensive range of services including Rent Guarantee for total peace of mind.

Need to arrange a RICS Building Survey? Call Richard for specialist advice.

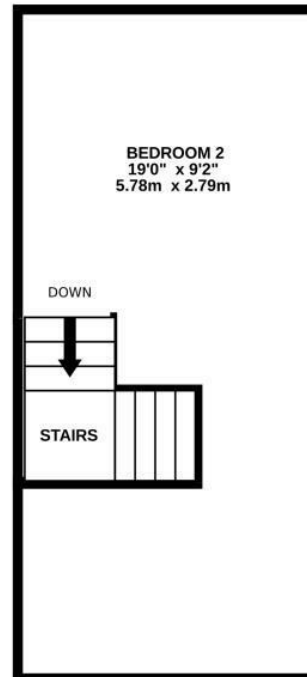
Want To Sell Your Property ? Call Edward or Tracey to arrange your FREE no obligation market appraisal.



GROUND FLOOR



1ST FLOOR



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

Mason House 96 Evesham Road, Redditch, B97 5ES

Tel: 0152760889 Email:

redditchsales@hunters.com <https://www.hunters.com>



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