



## Flat 3, 250 High Street, Harborne

£187,500 Leasehold

**NO CHAIN!** This stunning elevated ground floor apartment two bedroom, two bathroom apartment. Offered with no upward chain, in brief the property comprises, entrance hallway with two large storage cupboards one of which has plumbing for a washing machine, spacious lounge and dining area, fitted kitchen, principal double bedroom with en suite shower room and double fitted wardrobe, a further double bedroom with fitted double wardrobe and an additional family bathroom. The two allocated parking spaces are located in the secure underground car park.

H



### **Communal Entrance**

Communal hallway with secure access system leading to apartment door.

### **Entrance Hallway**

Intercom and access system, two storage cupboards, one cupboard contains plumbing and space for a washing machine, wall mounted electric heater.

### **Lounge Diner**

Spacious lounge diner with four double glazed windows to the front and side elevations, two wall mounted electric heaters, ceiling light points and door to kitchen.



### **Kitchen**

Double glazed window to front elevation, range of base and wall units, integrated cooker, hob and extractor hood, wall mounted electric heater and ceiling spotlights.

### **Master Bedroom**

Spacious double bedroom with double glazed windows to front elevation, sliding wardrobe doors, electric heater and ceiling light point. Further benefitting from access to ensuite.





### **En-suite**

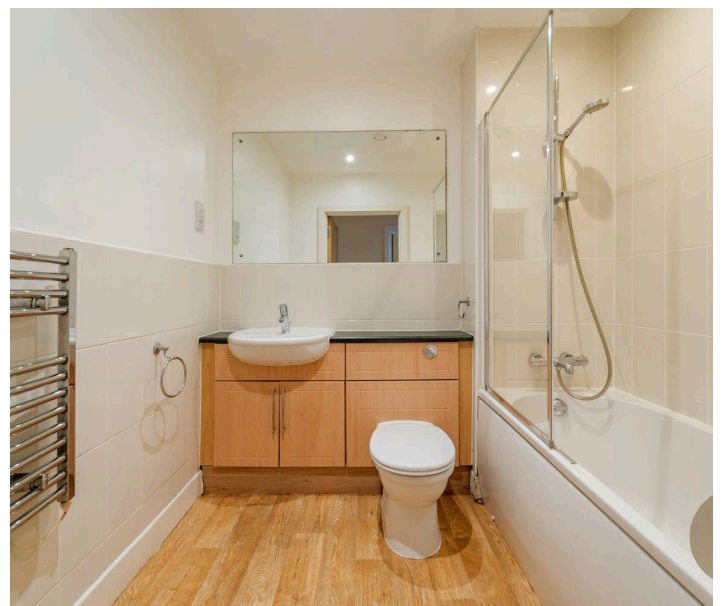
Mains shower cubicle, wash hand basin over vanity cupboard, low flush WC, chrome effect heated towel rail. Ceiling spotlights and extractor fan.

### **Bedroom Two**

Double bedroom benefitting from double glazed window to side elevation, fitted sliding wardrobe, wall mounted electric heater and ceiling light point.

### **Bathroom**

Panelled bath with shower over, hand wash basin over vanity cupboard, low flush WC, chrome effect heated towel rail. Ceiling spotlights and extractor fan.



Council Tax band: D

Tenure: Leasehold

Years Remaining: 981

Service Charge PA: £3,616.56

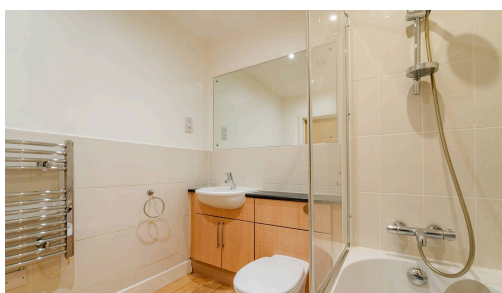
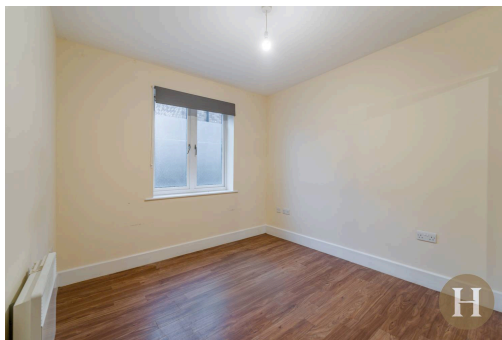
Ground Rent PA: £250

EPC Energy Efficiency Rating: C

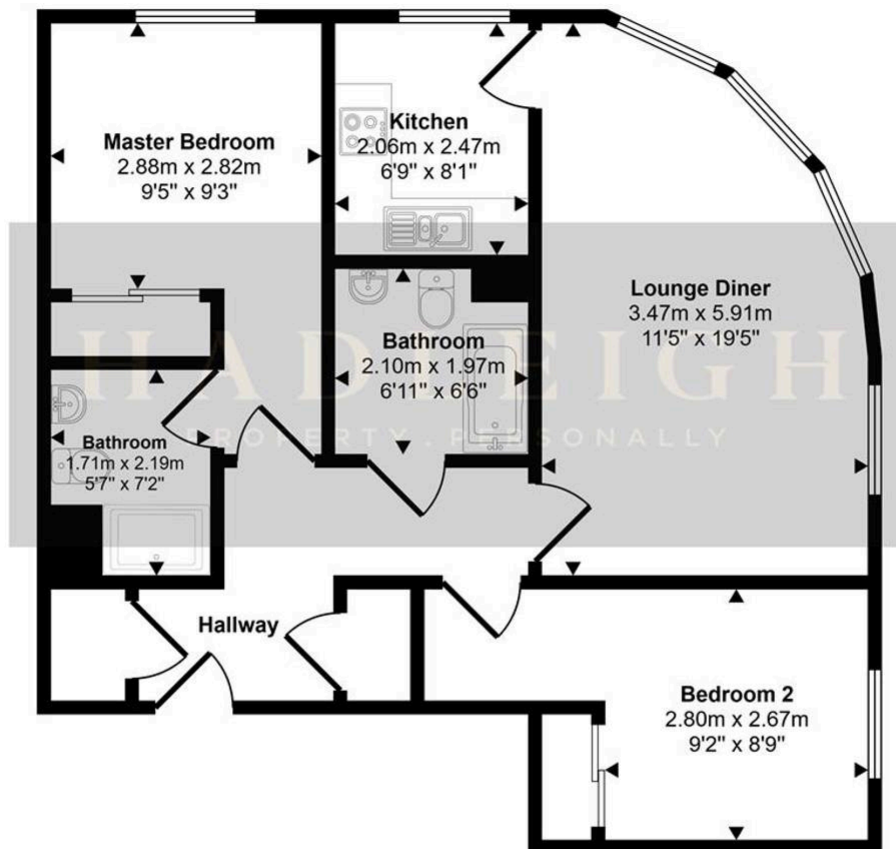
EPC Environmental Impact Rating: D



- › No upward chain
- › Located on Harborne High Street
- › Two allocated underground parking spaces
- › Two bedroom, two bathroom ground floor apartment



Approx Gross Internal Area  
65 sq m / 703 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.