

# Cottons

CHARTERED SURVEYORS

25 Humphrey Middlemore Drive,  
Harborne, Birmingham, B17 0JJ

Offers in the Region Of  
**£122,500**



- Ground Floor One Bedroom Flat
- Living Room
- Near to Queen Elizabeth Hospital
- EPC Rating: D
- Fitted Kitchen & Bathroom
- Allocated Parking Space

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
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A ground floor flat with EXTENDED LEASE and PARKING SPACE by QUEEN ELIZABETH HOSPITAL in WELL REGARDED HARBORNE LOCATION.

Being in ideal first time purchase or buy to let investment, the accommodation comprises hallway, living room, kitchen, double bedroom and bathroom. Outside with allocated parking space. With electric heating and some with new uPVC double glazed windows (commissioned and to be installed prior to completion). Offered with NO UPWARD CHAIN.

#### Property Tenure

Leasehold

#### Council Tax Band

A

#### Location

The property is situated in a modern residential estate off Metchley Lane in a highly regarded location within Harborne, known for its convenience to the Queen Elizabeth Hospital, situated approximately 300 metres away.

Also ideally located approximately:  
-740 metres from University Train Station.  
-740 metres from Harborne High Street.  
-0.7 miles from University of Birmingham.  
-2.7 miles from Birmingham City Centre.

#### Description

A ground floor flat in a purpose built three/four storey development built around the 1980s with a pitched tile roof.

The flat is in a presentable condition. With electric heating.

**Whilst currently having wooden single glazed windows, the client has commissioned the replacement of the windows with new uPVC double glazed units which shall be installed prior to a sale completion.**

#### Accommodation

Please refer to the floor plan for room measurements.

#### Flat

Hallway, living room, kitchen, double bedroom and bathroom with WC.

#### Communal Areas

Secure communal entry door with communal hallway. Outside lawn gardens.

#### Parking

With allocated parking space (believed to be numbered 71).

#### Lease Term

110 years from 24 June 2020.

#### Ground Rent

£125 per annum, subject to review every 15 years in line with the Retail Prices Index (RPI).

#### Service Charges

The development is managed by Remus (03300 562 368).

We have been advised by our client the service charges are £444.27 half yearly (888.54 per annum). This is subject to formal confirmation.

#### Availability

The property is offered with vacant possession and no upward chain.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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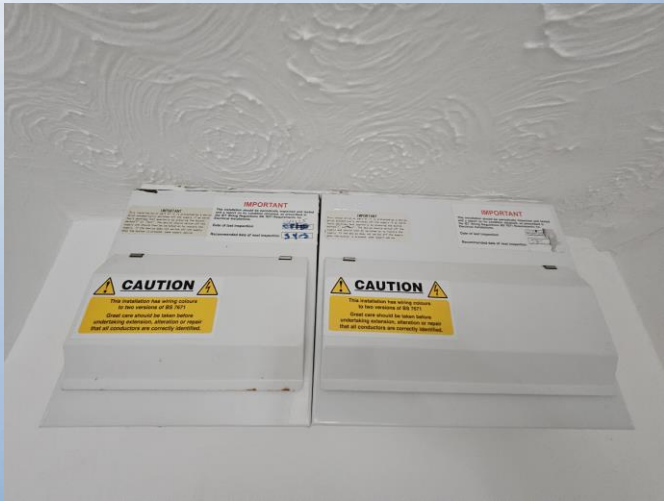
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# 25 Humphrey Middlemore Drive

Approximate Gross Internal Area = 39.5 sq m / 425 sq ft

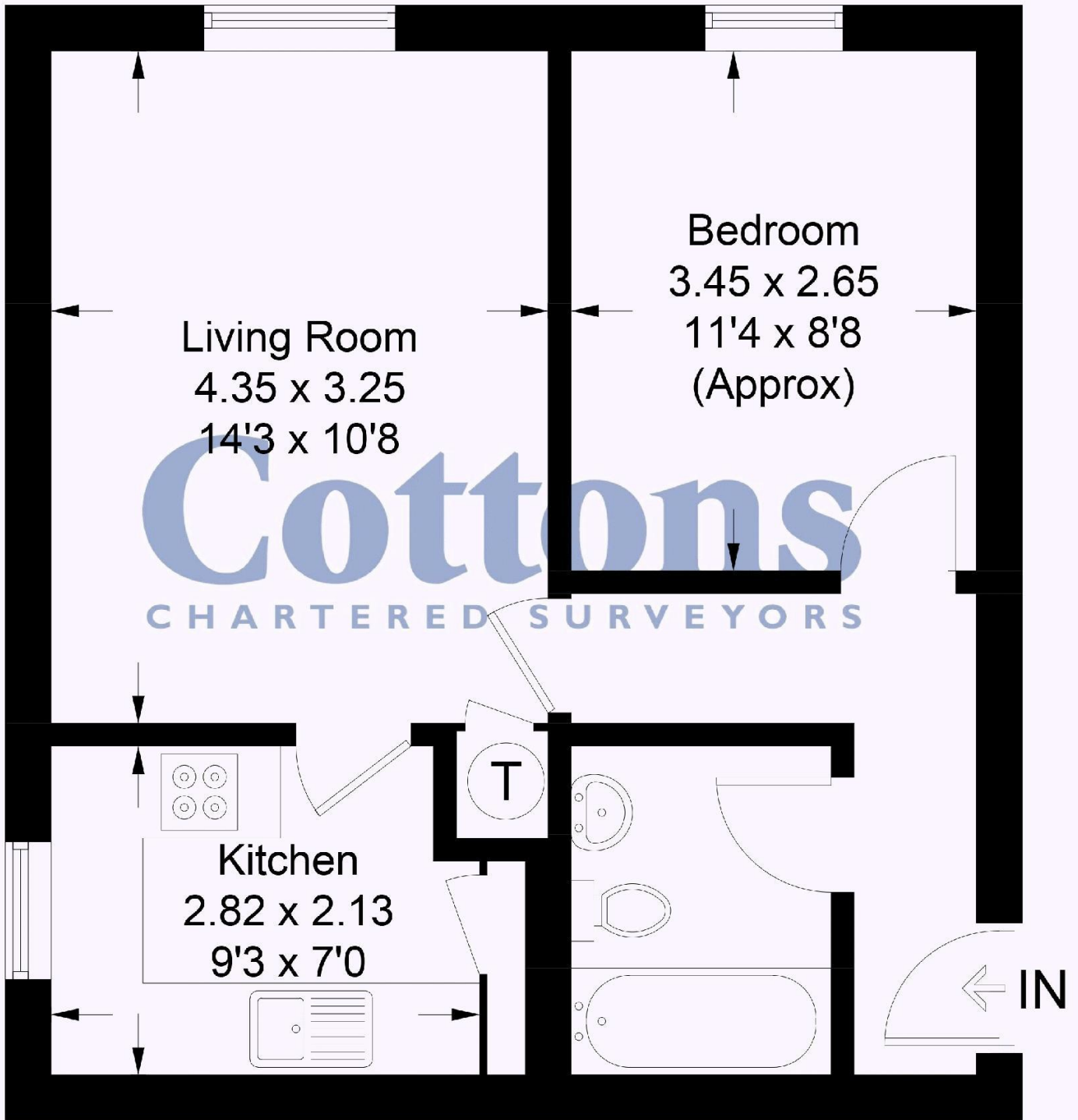


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288628)

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This plan is for illustration purposes only and may not be to scale or representative of the property.

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