

FOR SALE

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Wycombe House Nash Square

Perry Barr, Birmingham, B42 2EX

Midland Residential is pleased to present this ground-floor apartment located in Nash Square, Perry Barr. Being located on the ground floor, having an entrance hall, well-proportioned reception room, newly fitted kitchen, two bedrooms and a newly fitted master bathroom. Being ideally located near local transport links and shopping provisions and has communal parking. Ideal for first-time buyers or as a buy-to-let investment. Leasehold title until 2153 with 127 years remaining, £2,187.24 per annum service charge. No ground rent / review period has been reported by the vendor at this time.

Offers In The Region Of £109,950

Flat 102 Nash Square

Perry Barr, Birmingham, B42 2EX



- Ground Floor Flat
- Newly Fitted Kitchen
- Double Glazed Windows
- Council Tax Band A
- Two Bedrooms
- Newly Fitted Bathroom
- Ideal for a First Time Buyer or for Investment
- Spacious Lounge
- Electric Heating
- EPC Rating C

Entrance Hallway

3'11" x 3'3" (1.2 x 1)

Having laminate flooring, ceiling light point and door leading to

Lounge

15'1" x 14'1" (4.6 x 4.3)

Having laminate flooring, UPVC double glazed window and patio door to the rear, wall mounted electric heater, fire place surround, wall lights, door leading to

Kitchen

12'9" x 6'2" (3.9 x 1.9)

Having laminate flooring, UPVC double glazed obscure door, a mix of wall and base units, work top, built in hob and cooker, inset stainless steel sink with mixer tap over, splashbacks, ceiling light point

Hallway

Having laminate flooring, ceiling light point, storage cupboard housing water tank

Bathroom

20'0" x 5'2" (6.1 x 1.6)

Having tiled floor, close coupled WC, wash hand basin with mixer tap, tiled walls, fitted bath, glass shower screen, thermostatic shower with

attachments, UPVC double glazed obscure window, ceiling light point

Bedroom 1

9'6" x 7'2" (2.9 x 2.2)

Having a fitted carpet, wall mounted electric heater, UPVC double glazed window to the front, wall light

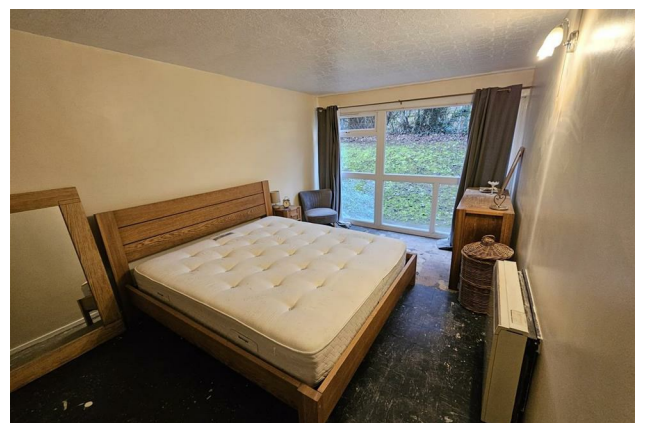
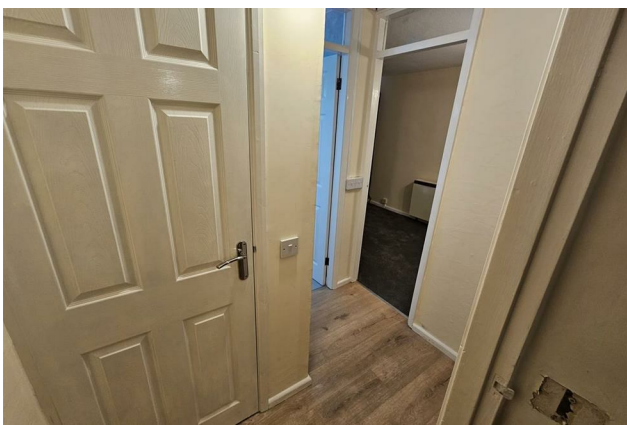
Bedroom 2

16'4" x 14'9" (5.0 x 4.5)


Having wall mounted electric heater, UPVC double glazed window to the front. wall light, storage area

Material Information

Please ask the agent for more information



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	



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Tenure: We have been advised by the vendor that the property is Leasehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non-refundable fee of £30.00 per person is payable at the point of the offer being accepted.

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