



# Apartment 6, 563, Chester Road,

Offers Over £150,000

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Apartment 6 is quietly positioned to the rear of a modern gated development built in 2003, offering a sense of calm and seclusion that immediately sets it apart. Sheltered from the road, the apartment enjoys a peaceful setting while remaining within easy reach of Boldmere and Wylde Green high streets, Sutton Park and the train station, making commuting into Birmingham straightforward.

The apartment itself is bright, well proportioned and ready to move straight into, with new carpets throughout. An open-plan lounge, dining and kitchen provides a comfortable, sociable living space, while two really spacious bedrooms are served by an en-suite to the principal bedroom and a separate bathroom, ideal for guests or sharers.

The development is currently undergoing significant roof repairs, with approximately £9,500 per apartment already paid by the owners. These works are in progress and carry a forecast useful lifespan of 25 years or more, removing a major future expense and providing long-term peace of mind. Further reassurance comes from the lease, which has over 100 years remaining, and a modest annual service charge of approximately £1,750.

The apartment has also proven itself as a successful buy-to-let investment, achieving a strong gross rental yield, while its location and layout make it equally well suited to first-time buyers or professional owner-occupiers.





- First-floor two-bedroom apartment in a modern gated development (built 2003)
- Quiet rear position offering calm and seclusion away from the road
- Two really spacious bedrooms with En-suite to principal bedroom
- Significant roof repairs in progress; circa £9,500 per apartment already paid
- Convenient train links for commuting into Birmingham
- Secure electric gates with allocated parking
- Open-plan lounge, dining and kitchen suited to modern living
- Over 100 years remaining on the lease with modest service charge (~£1,750 pa)
- Forecast roof lifespan of 25 years+ providing long-term reassurance
- Ideal for first-time buyers, young professionals or buy-to-let investors

