



**Durham Court Abdon Avenue, Birmingham B29 4PG**

**welcome to**

## **Durham Court Abdon Avenue, Birmingham**

\*\*\* EXCELLENT INVESTMENT OPPORTUNITY \*\*\* SECOND FLOOR TWO - BEDROOM APARTMENT \*\*\* REFURBISHED COMMUNAL BUILDING \*\*\*  
SPACIOUS LIVING ROOM \*\*\* COMMUNAL OFF-ROAD PARKING \*\*\*

### **Agent Note**

This property is council tax band A.

### **Entrance Hallway**

Storage cupboard, electric storage heater.

### **Lounge**

15' 5" x 11' 9" ( 4.70m x 3.58m )

Double glazed window, electric storage heater, freestanding electric fire.

### **Kitchen**

8' x 7' 9" ( 2.44m x 2.36m )

Double glazed window, 2 storage cupboards, washing machine, integrated oven, hob, extractor, fridge freezer, range of wall & base units with worktops over.

### **Bedroom 1**

10' 7" x 10' 3" to front of wardrobe. ( 3.23m x 3.12m to front of wardrobe. )

Double glazed window, electric storage heater, built in wardrobes.

### **Bedroom 2**

10' 7" x 8' 4" ( 3.23m x 2.54m )

Double glazed window, electric storage heater, storage cupboard.

### **Bathroom**

Double glazed frosted window, storage cupboard, wash hand basin, low level flush w/c, bath with electric shower over.





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## Durham Court Abdon Avenue, Birmingham

- Two-Bedroom Apartment
- Open Plan Living Room and Kitchen
- Near to Amenities and Transport Links
- Easy Access to Birmingham City Centre
- Refurbished Communal Building

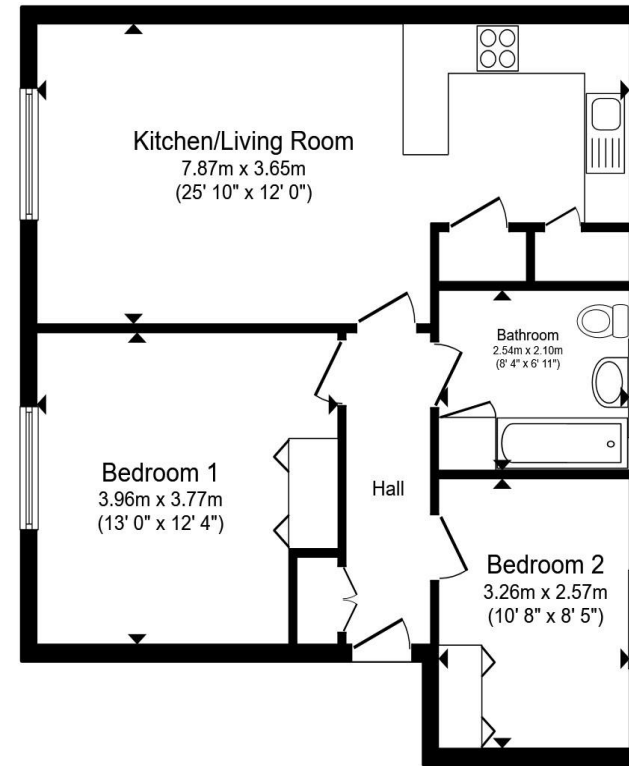
Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 740.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 140 years from 06 Aug 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £145,000



Total floor area 62.2 m<sup>2</sup> (670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
HBN112037 - 0004

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