



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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welcome to

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

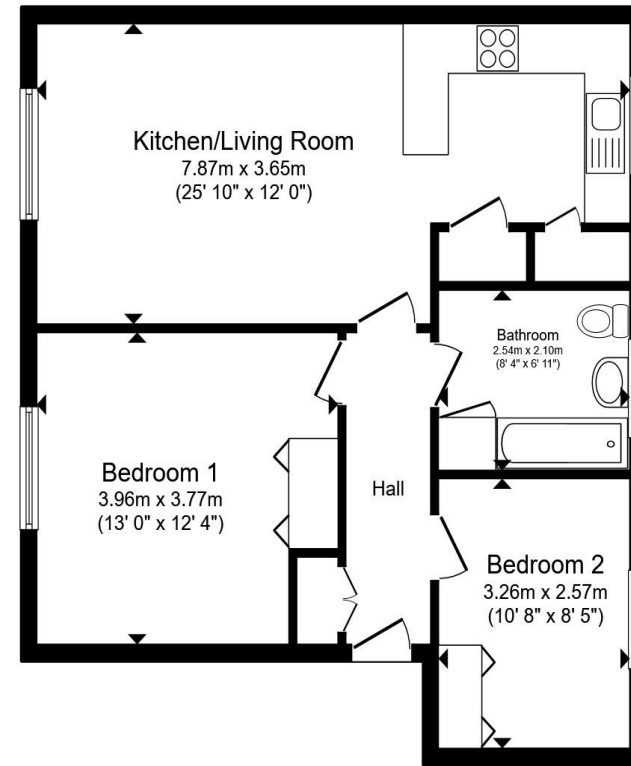
Tenure: Leasehold EPC Rating: E

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.

offers over **£140,000**



Total floor area 62.2 m² (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



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Property Ref:
HBN112037 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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