

DRAKES

ESTATE AGENTS



Park View House, Main Street, Dickens Heath, B90 1UA

£122,500

- A Top Floor Apartment
- One Double Bedroom With Built-In Wardrobes
- Open Plan Lounge Diner & Kitchen
- Bathroom
- Ample Communal Parking
- Secure Entry
- No Upward Chain
- Convenient Location



SCAN TO VIEW
VIRTUAL TOUR

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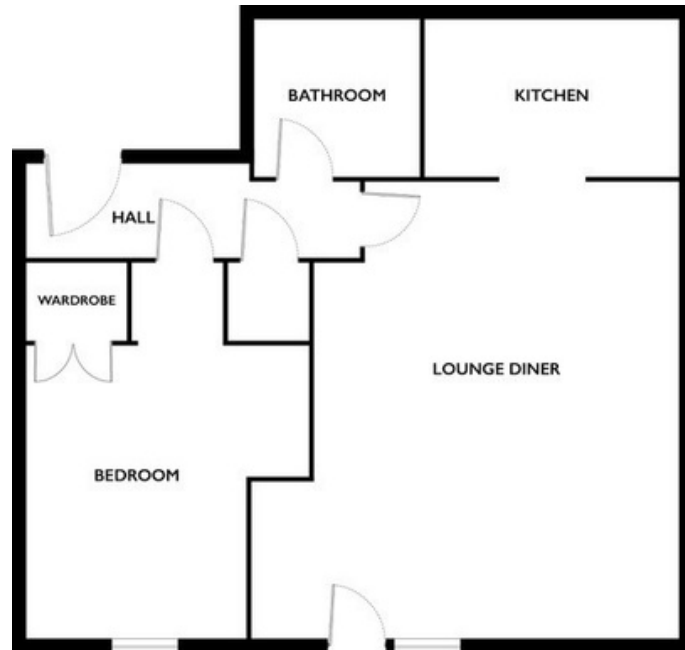
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Open Plan Lounge Diner to front - 3.84m x 4.9m (12'7" x 16'1")
 Open Plan Kitchen - 2.62m x 2.18m (8'7" x 7'2")
 Bedroom One to front - 3.51m max x 3.58m up to built in wardrobe (11'6" x 11'9")
 Bathroom - 2.21m x 1.85m (7'3" x 6'1")

A one bedroom top floor apartment in a convenient location benefitting from no upward chain, ample communal parking, open plan lounge diner & kitchen with Juliette balcony, one double bedroom with built-in wardrobes and bathroom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX BAND: B

EPC RATING: D

Tenure

The vendor advises that the property is Leasehold with approximately 976 years remaining on the lease, a service charge payable of approximately £1,788 per annum and a ground rent payable of approximately £220 per annum. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.