



# HERITAGE ESTATE AGENCY



**Apartment 7, 58 York Road, Kings Heath, Birmingham, B14 7RZ**  
**£225,000**

**A Two Bedroom Second Floor Apartment**



**York Road comprises in further detail:**

The property is set back from the road and approached via communal main entrance door to stairs rising to second floor landing which leads to private entrance door opening to:

**Entrance Hallway**

Two ceiling light points, security intercom system, store cupboard, radiator and doors to:

**Open Plan Kitchen/Lounge/Dining Area 22'11" x 10'2"**

Windows to front and side aspects, two ceiling light points, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, integrated oven with four ring induction hob and extractor hood over, integrated fridge/freezer and washing machine.

**Bedroom One 14'3" x 10'3"**

Window to rear aspect, ceiling light point and radiator.

**Bedroom Two 9'6" x 10'5"**

Window and door to front aspect opening to balcony, ceiling light point and radiator.

**Balcony**

Wall mounted light point, tiled flooring and glazed safety screen.

**Bathroom 6'3" x 7'3"**

Ceiling light point, extractor fan, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: P shaped bath with mixer tap and mixer shower over. wall mounted wash hand basin with mixer tap over and inset low level flush w.c.

**Allocated Parking Space**

Numbered 7.

**Lease Details**

Approx term remaining:- 143 years (150 from 01/01/2019)

Ground Rent - £195.00 per annum (for the period 01/01/2026 to 31/12/2026)

Service Charge - £1086.59 per annum (for the period 01/01/2026 to 31/12/2026)

Ground Rent Review Period - Every 21 years - please speak to the office for further information.

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

**Agent Notes:**

1. We are advised by the vendor that the lease restricts the following:

- not to make any structural or external alterations or any additions to the premises without the prior written consent of the Landlord and Company
- not to use the property as a holiday let
- not to let the property out without the prior written consent of the Lessor
- not to keep any animals birds or reptiles in the property without the written consent of the Lessor
- not to erect any aerals or satellite dish
- not to keep any unroadworthy or unlicensed vehicles in







the communal area or carry out any car maintenance on the estate

- not to place or fix outside the windows of the property any sun blinds, windows boxes, flower pots or other articles without the written consent of the Lessor
- not to carry out any profession trade manufacture or business in or from the property

2. We are advised by the vendor of York Road that it is a private road and as such is not maintained by the local council. We understand that the service charge will include the upkeep of the common areas.

3. Heritage Estate Agency advise potentially interested parties that there are commercial premises nearby.

4. We understand that access to the loft is prohibited.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

### REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

### FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

### SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

### TENURE

The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

### COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B





### Top Floor Apartment



Apartment 7, 58 York Road,  
Kings Heath, B14 7RZ.

Total Area: approximately 61.3 m<sup>2</sup> ... 660 ft<sup>2</sup>

All measurements & info are approximate  
This plan is for display purposes only  
Please verify all information

#### **VIEWING** By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://www.heritage-estates.co.uk)

#### **Our opening times are:-**

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

**LETTINGS AND PROPERTY MANAGEMENT** If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

