# Flat 38, 262 High Street, Harborne

## £199,950 Leasehold

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom apartment for sale. Offered with no upward chain, the property is located on the ground floor and boasts move in ready accommodation. Set within the ever popular Harborne Central development, the apartment comes with secure underground parking space and own patio area.
Briefly comprising, entrance hallway, spacious open plan lounge and kitchen diner. Two double bedrooms with the master offering en-suite and a further house bathroom. Within the development is lift access to the underground car park.

**Entrance Hallway**
Welcoming entrance hallway comprising secure intercom system, electric heater, ceiling spotlights and convenient storage cupboard.

**Lounge**
Spacious open plan lounge benefitting from double glazed windows to the front elevation, carpeted flooring, ceiling light point and being open with the kitchen diner.

**Kitchen Diner**
Modern fitted kitchen with a range of base and wall units, including integrated oven, microwave, dishwasher and fridge freezer. Complete with double glazed window to the rear elevation, ceiling spotlights and space for dining area.

**Master Bedroom**
The master bedroom boasts private access to the rear courtyard, and access to en-suite shower room. Complete with built in wardrobes, electric heater and ceiling light point.

**En-suite**
Modern en-suite offering large walk in shower cubicle, combi WC and vanity unit and mirrored wall. Obscure glazed window, ceiling spotlights and towel radiator.

**Bedroom Two**
Benefitting from a further double bedroom, with fitted sliding wardrobes and area ideal for working space or further storage. Double glazed window, electric heater and ceiling light point.

**Bathroom**
House bathroom comprising fitted bath, shower over and glass screen. Concealed combi WC and vanity unit, obscure glazed window, towel radiator and ceiling spotlights.

Council Tax band: D

Tenure: Leasehold

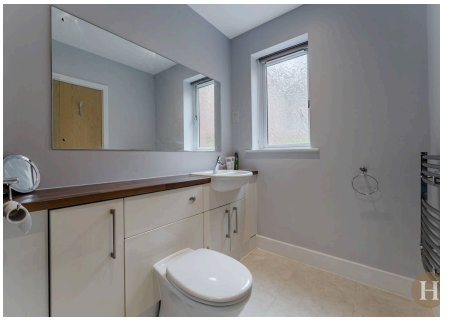
Years remaining: 978

Service Charge PA: £3,808

Ground Rent PA: £250

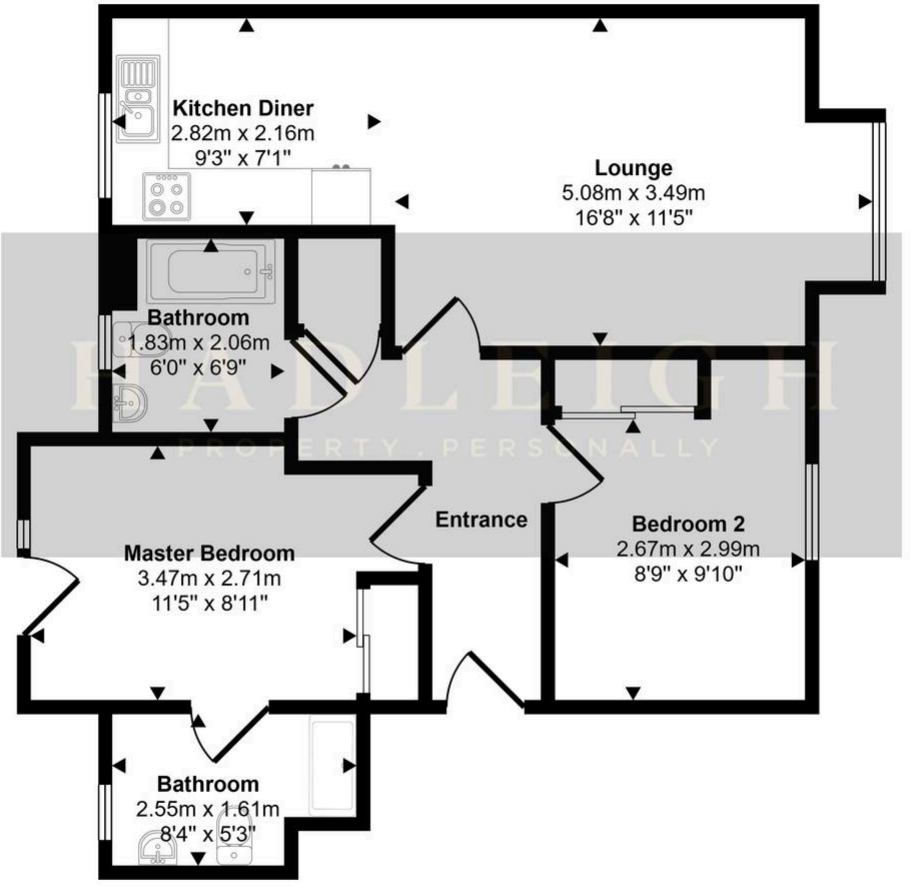
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



- Two Bedroom Ground Floor Apartment
- Harborne Central Development
- No Upward Chain
- Master Bedroom with En-Suite
- Secure Underground Parking Space
- Private Patio Area

**Approx Gross Internal Area**
**64 sq m / 694 sq ft**




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.