



Flat 23, Kelton Court Carpenter Road, Birmingham

£215,000 Leasehold

Hadleigh Estate Agents are delighted to offer this two bedroom apartment for sale. Kelton Court is a spacious first floor apartment situated in a popular low-rise development set in communal grounds. The flat is approached via a communal entrance hall with stairs leading up to the first floor and benefits from an extended lease. The property makes for an excellent investment opportunity and is being sold with tenant in situ. In brief the property comprises of entrance hall which has a deep storage cupboard and doors leading into the lounge diner, two bedrooms, and bathroom. Accessed off the lounge and dining room is the fitted kitchen, the kitchen is large enough for a breakfast table.





Entrance Hall

Having large walk in cloaks cupboard, central heating radiator, laminate flooring, ceiling light point, security entry phone and hardwood front door.

Kitchen Diner

Spacious kitchen diner, boasting a range of base and wall units, including integrated appliances such as fridge, freezer and dishwasher. Stainless steel sink and drainer unit, cooker with extractor over and partially tiled splashbacks. Central heating radiator, two ceiling light points and dual aspect windows.



Lounge Diner

Spacious lounge diner boasting two windows, one with beneficial bay. Feature fireplace, period coving and laminate flooring running throughout. Central heating radiator and ceiling light point.





Master Bedroom

Large double bedroom offering fitted wardrobes, carpeted flooring and window overlooking communal grounds. Central heating radiator and ceiling light point.

Bedroom Two

Benefitting from a further double bedroom, with carpeted flooring, window, central heating radiator and ceiling light point.



Bathroom

Modern family bathroom, comprising fitted bath and shower over. Low level flush WC, hand wash basin and towel radiator. Tiled walls throughout, ceiling light point and obscure glazed window.

Location

KELTON COURT is approached from Carpenter Road and is a purpose built modern development of apartments. Being within close proximity to The Queen Elizabeth Hospital and University of Birmingham. Close at hand is Edgbaston Village and nearby Harborne High Street, offering an array of bars, restaurants and shops. Nearby leisure facilities include Edgbaston Priory and a number of schools are a short distance away.



Council Tax band: C

Tenure: Leasehold

Years remaining: 135

Service Charge PA: £4,260

Ground Rent PA: £0

EPC Energy Efficiency Rating: C

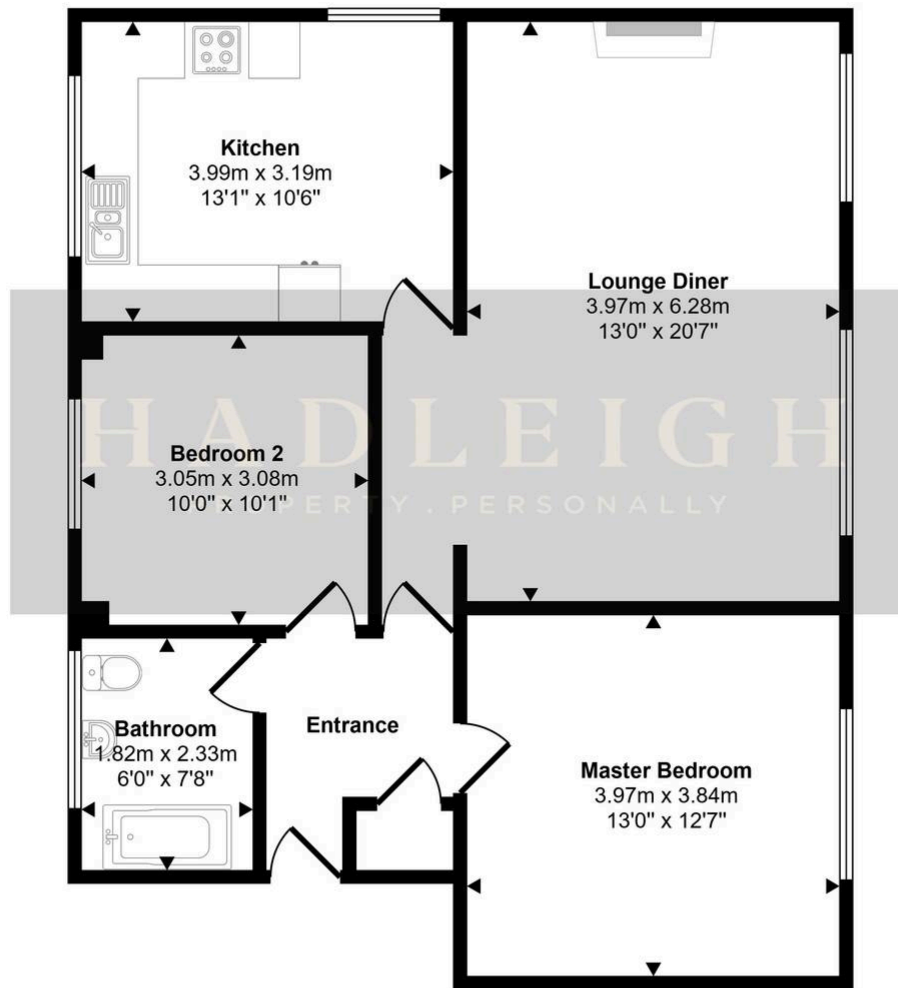
EPC Environmental Impact Rating: B



- Spacious two bedroom apartment
- First floor
- Extended lease
- Residents parking & garage
- Well-maintained communal grounds
- Ideal investment opportunity



Approx Gross Internal Area
77 sq m / 833 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.