

Cottons

CHARTERED SURVEYORS

Flat 8, 134-136 Portland Road,
Edgbaston, Birmingham, B16 9SS

£99,950



- Two Bedroom Duplex Flat
- UPVC Double Glazing
- Private Front Entrance
- EPC Rating D (67)
- Gas Fired Central Heating
- Private Gated Driveway allowing Off Road Parking

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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*This property is currently tenanted and let on an Assured Shorthold Tenancy Agreement producing a rental of £900 per calendar month (£10,800 per annum). * A 2-bedroom duplex flat in the desirable area of Edgbaston. The property is situated to the rear of the main building. With a long lease of 999 Years from 01/12/2002, this property is the perfect leasehold investment. This property benefits from 2 bedrooms, 1 bathroom and 1 reception, in addition to a downstairs WC. Fitted with UPVC windows, gas fired central heating and a private gated driveway.

EPC Rating D (67) Council Tax Band: A Service Charge: £3781.85 Per Annum

Property Tenure

Leasehold

Council Tax Band

A

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

ACCOMMODATION

Entrance Hall 11' 2" x 7' 11" (3.41m x 2.42m)

Downstairs WC

Lounge 11' 3" x 15' 8" (3.44m x 4.77m)

Benefiting from UPVC double glazed windows and a central heating radiator.

Kitchen/Diner 11' 1" x 7' 11" (3.37m x 2.42m)

Benefiting from UPVC double glazed window.

First Floor

Bedroom 1 12' 11" x 11' 3" (3.93m x 3.44m)

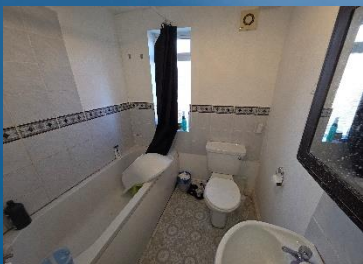
Benefiting from UPVC double glazed windows and a central heating radiator.

Bedroom 2 11' 5" x 9' 1" (3.47m x 2.77m)

Benefiting from UPVC double glazed windows and a central heating radiator.

Bathroom 8' 2" x 5' 10" (2.48m x 1.79m)

Benefiting from UPVC double glazed windows, a panel bat with shower over, wash basin and WC.



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