

Unicorn House Unicorn Hill,Redditch B97 4AW

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welcome to

Unicorn House Unicorn Hill,Redditch

SPACIOUS ONE-BEDROOM APARTMENT IN THE HEART OF REDDITCH TOWN CENTREIDEAL FOR FIRST-TIME BUYERS, PROFESSIONALS AND INVESTORS ***













Communal Entrance
Open Plan Living Room/Kitchen
The entrance to the property leads straight into the open plan kitchen/living room/dining room. The kitchen area has a range of wall and base units, a sink/drainer, an electric hob and electric oven with extractor fan over and a fridge/freezer. The living/dining room area has double glazed windows to the front aspect and a wall mounted electric heater.

Bedroom
With double glazed windows to the front aspect and a wall mounted electric heater.

Shower Room
With a w/c, hand wash basin, shower cubicle and an electric towel heater

Agents Note
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Agents Note
The Council Tax Band for this property is A

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- Excellent town centre location
- Well-presented one-bedroom upper floor flat
- Close to shops, restaurants and leisure facilities
- Walking distance to the Kingfisher Shopping Centre
- Excellent transport links

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 1734.08
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£75,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RDC110619

The Property Ombudsman

Property Ref:
RDC110619 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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