



Affitto Estate Agents offer to the market this MODERN second floor TWO BEDROOM apartment with an allocated parking space. The property is close to all local amenities, transport links and within easy commuting of Birmingham city centre, West Bromwich and Sutton Coldfield town centres.

This apartment is suitable for buy to let investors.

The property briefly comprises:

Hallway, good sized kitchen with base and wall units and integrated appliances, spacious lounge, TWO bedrooms and a bathroom with a full size bath tub as well as a shower mixer.

The property benefits from double glazing & an allocated parking space.

Contact us now to arrange a viewing!

Tenure information:

Lease - 150 years (less one day), commenced on 1st April 2005

Ground Rent - 01/01/23 - 30/06/23 - £101.22 Payable half yearly 1st January and 1st July each year.

Service Charges - 01/01/23 - 31/12/23 - £1630.53

The property is being sold with tenants in situ on a Assured Shorthold Agreement for a period of 12 months commencing 26th June 2023 @ a rent of £800.00 PCM

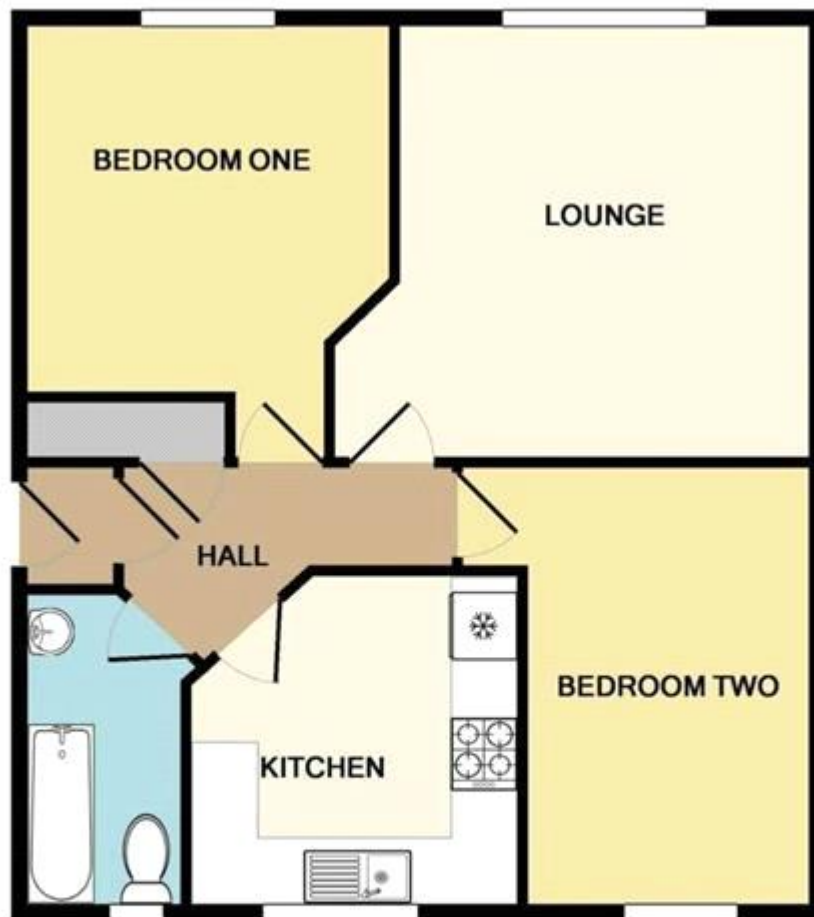
Tenure: Leasehold (150 years)

Ground Rent: £202.44 per year

Service Charge: £1,630.53 per year



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.