



FLAT 3, PETER BENNETT CLOSE, 140 COURT OAK ROAD, HARBORNE, BIRMINGHAM B17

**£87,000**









THE PROPERTY

Offered with NO UPWARD CHAIN, SUPERB opportunity to purchase a SPACIOUS 2 BED GROUND FLOOR retirement flat for over 60's. Explore this property with our 360 degree virtual tour. Situated within the much sought after Harborne location, with many amenities nearby including Queens Park, and Harborne Golf Club. Many shops and restaurants are available within nearby Harborne High Street, whilst Q.E Hospital, Botanical Gardens and Birmingham City Centre are all easily accessible. The flat is approached via a secure communal entrance and leads to the following accommodation, all on the ground floor. Entrance Hall with intercom receiver, useful built in storage cupboards and doors off to :- Spacious 13FT lounge having lovely views directly over the communal gardens, door to small OUTSIDE TERRACE and further door from the Lounge to SUPERB fitted kitchen with a range of base and wall units, work surface area and integrated oven/hob. There are 2 bedrooms and shower room having a wash handbasin, wc and shower cubicle. Outside are residents car parking spaces (offered on a first come, first served basis), and stunning communal gardens. For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> Council Tax Band B. EPC rating C.

Council Tax Band B

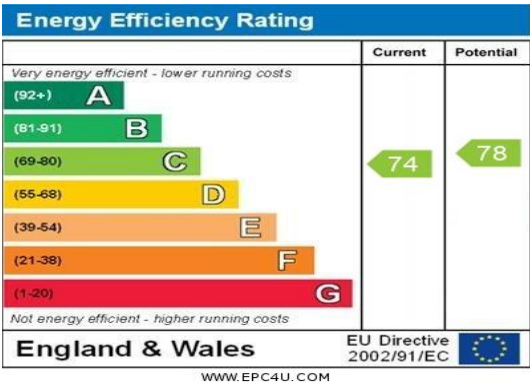
EPC Rating: C

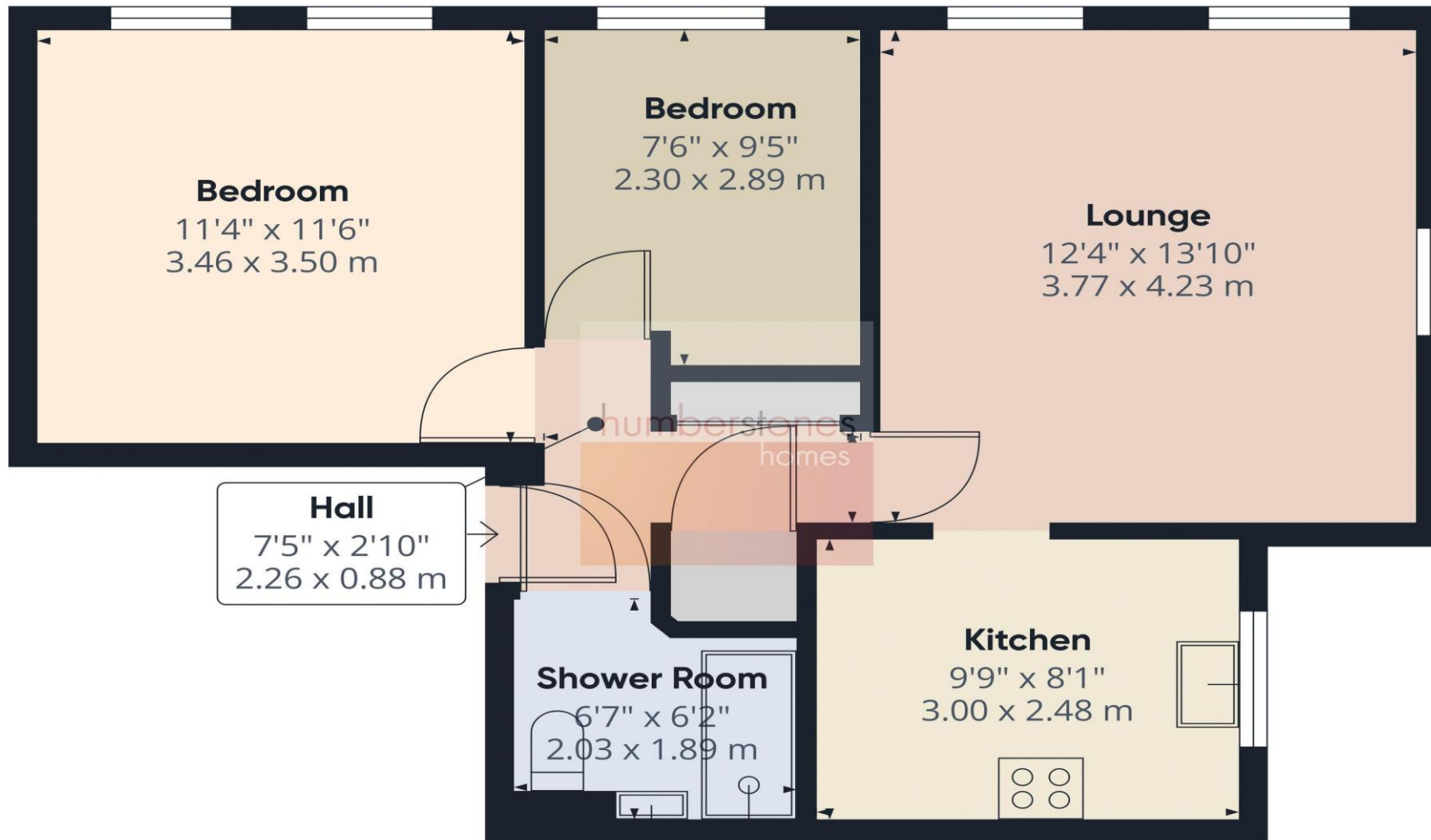
TITLE

THE AGENTS HAVE CHECKED HM LAND REGISTRY AND THE OFFICIAL COPY OF REGISTER OF TITLE SHOWS THE PROPERTY AS BEING LEASEHOLD. WE ARE ADVISED THAT THERE WAS A 99 YEAR LEASE WHICH COMMENCED IN 1997 (APPROX 72 YEARS CURRENTLY REMAINING). THE VENDORS ADVISE THERE IS A CURRENT SERVICE CHARGE OF £338 PER CALENDAR MONTH WITH NO ADDITIONAL GROUND RENT. THIS IS A RETIREMENT PROPERTY SPECIFICALLY FOR BUYERS AGED 60 YEARS AND OVER. THE PROPERTY IS ONE OF ANCHOR HANOVERS GOVERNMENT SUBSIDISED ESTATES WHICH MEANS THAT IT IS BEING OFFERED FOR 70% OF THE OPEN MARKET VALUE. THE LEASE SPECIFIES THE SPECIAL CONDITIONS THAT ARE APPLICABLE TO OCCUPATION AND SELLING THE PROPERTY. WE RECOMMEND BUYERS VERIFY THE STATUS AND SATISFY THEMSELVES AS TO THE TENURE.

PROPERTY RELATED SERVICES

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.





**Approximate total area<sup>®</sup>**  
533.89 ft<sup>2</sup>  
49.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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