

AP MORGAN



Ashill Road, Rednal
Offers Over £80,000

Features:

- Two Bedroom Retirement Apartment
- Exclusive Development For Over-55's
- First Floor With Access Via Lift
- Resident Management Staff
- Indoor and Outdoor Communal Areas
- Communal Laundry Room and Refuse Store
- Well Positioned For Access To Local Amenities
- EPC: D

Description:

This two-bedroom retirement apartment is in an exclusive retirement development for over-60's. Benefitting from on-site parking, resident management staff, careline alarm service, resident's lounge, garden and laundry room.

A lease of 99 years remains. Ground rent £597.46 p.a. There is an annual service charge of 2319.78.

The apartment is located on the first floor, accessible via a lift.

From the front door, the apartment comprises of an initial entrance hallway, a large lounge which opens on to a kitchen with built-in oven, a large bedroom with built-in wardrobe, a second bedroom, a shower room, and a large storage cupboard which houses the water tank.

Beeches Court benefits from a resident's lounge with regular optional social activities including bingo, quiz evenings, and film shows. The development benefits also from a large communal garden, laundry room, and refuse store.

The property is within proximity to local amenities such as a large supermarket, post offices, and transport links, with a bus stop directly outside of the development. Rubery Great Park provides entertainment including a cinema, bingo hall, and several restaurants.



Details:

Lounge/Diner 17'6" x 11'1" (5.33m x 3.38m)

Kitchen 8'11" x 5'8" (2.72m x 1.73m)

Bedroom One 17'6" x 9'3" (5.33m x 2.82m)

Bedroom Two 11'1" x 8'8" (3.38m x 2.64m)

Shower Room 6'9" x 5'6" (2.06m x 1.68m)

Entrance Hall



EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laund checks on all those buying a property. We have partnered with party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any m checks and monitoring which might be required. This fee will n be paid and the checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, corners 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.
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