

HADLEIGH

PROPERTY . PERSONALLY

LINGFIELD COURT, FLAT 23, 60 HIGH STREET, HARBORNE, B17 9NE



A SECOND FLOOR RETIREMENT FLAT, SET WITHIN PRIME HARBORNE HIGH STREET LOCATION WITHIN THE LINGFIELD COURT DEVELOPMENT EXCLUSIVELY FOR THE OVER 55'S. BENEFITS INCLUDE A COMMUNAL LOUNGE, RESIDENTS OFF ROAD PARKING AND ON SITE WARDEN. EPC RATING C

£125,000

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SALES • LETTINGS • SURVEYORS

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Location

LINGFIELD COURT is well situated on Harborne High Street between Metchley lane and York Street making the locality ideal for access to shopping and good local amenities on the High Street including Marks & Spencers, Waitrose and various eateries. There are excellent public transport services to Birmingham City Centre & Queen Elizabeth Medical Complex plus a host of recreational amenities such as Birmingham Botanical Gardens, Harborne Golf Club, Harborne Cricket Club and Harborne Leisure Centre.

Introduction

23 LINGFIELD COURT is situated on the second floor to the front of this purpose built development with approach via a communal entrance hall having security answer phone system. A staircase or lift service affords access to the floors. The accommodation which includes a care call system can only be fully appreciated by an internal inspection and comprises in more detail:

Entrance Hall

Having security intercom entry phone, alarm pull cord, ceiling light point, storage cupboard and loft access

Living Room

16'2" X 10'10" (4.93m X 3.30m) Double glazed window to front elevation, alarm pull cord, two wall lights, storage heater, ceiling light point and feature fireplace



Kitchen

8'4" X 7'1" (2.54m X 2.16m) Having a range of wall and base units with contrasting work surfaces, stainless steel sink with drainer, plumbing for washing machine, single door oven, hob, florescent strip light and Xpelair



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Bedroom

14'0" X 8'0" (4.27m X 2.44m) Double glazed window to front elevation, two double door wardrobes, storage heater and ceiling light point



Bathroom

Having low level wc, wash hand basin, airing cupboard, electric fan heater, Xpelair and double tray shower



Outside

There are enclosed communal gardens and residents parking facilities

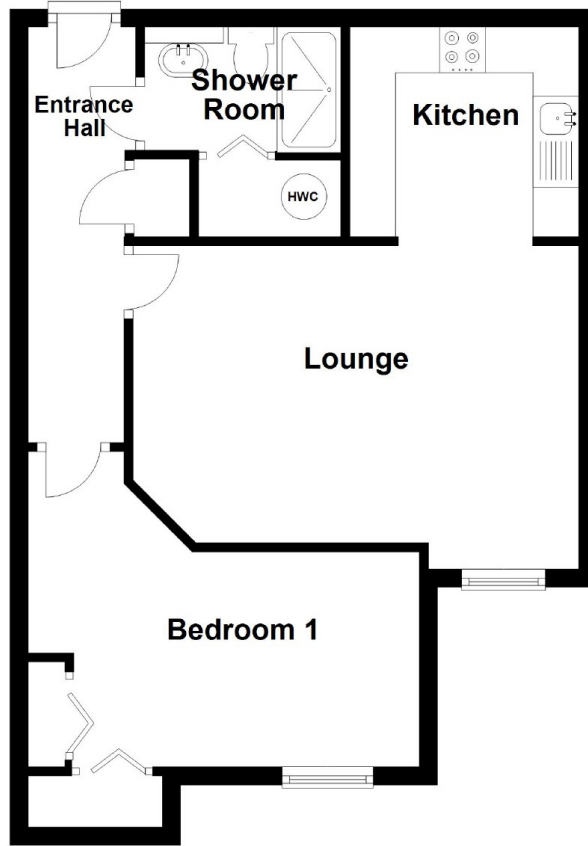
General Information

TENURE: We understand that the property is LEASEHOLD with 125 years from 1990

SERVICE CHARGE: There is a service charge levied to cover the cost of the maintenance and upkeep of the common parts, insurance etc. We understand that this currently amounts to approximately £250 per month

Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



Total area: approx. 46.4 sq. metres (499.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	79
(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	

MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".