

HADLEIGH

PROPERTY . PERSONALLY

21 WARWICK CREST, ARTHUR ROAD, EDGBASTON



A DECEPTIVELY SPACIOUS FIFTH FLOOR APARTMENT, BOASTING THREE BEDROOMS, OPEN VIEWS ACROSS EDGBASTON, GARAGE EN BLOC AND BENEFITS FROM NO UPWARD CHAIN
CASH BUYERS ONLY DUE TO SHORT LEASE

£95,000

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Location

WARWICK CREST is approached from Arthur Road and is a purpose built modern development of high rise flats which is situated within close proximity to Birmingham City Centre. The University of Birmingham and Queen Elizabeth Medical Complex. and Harborne High Street which offers excellent shopping, cafe and restaurant facilities, are readily accessible.

Introduction

WARWICK CREST is a much improved three bedroom fifth floor flat situated in the popular high rise development. The double glazed accommodation which is ideal for both first time and investment buyers comprises hall, living room, kitchen with access to side balcony, two double and one single bedroom and bathroom with shower. There is on site permit residents parking and communal grounds. There is a full time caretaker.

Communal Entrance

The flat is approached via a communal entrance hall with security phone entry system. There are lifts giving access to all floors.

Reception Hall

Part glazed hardwood front door, two double door storage cupboards, ceiling light point, security entry phone and doors into:-

Living Room

11'2" X 17'0" (3.40m X 5.18m) Double glazed window to front, ceiling light point, carpet flooring and double glazed door opening onto side balcony



Kitchen

6'9" X 11'4" (2.06m X 3.45m) Having a range of wall and base units, stainless steel sink with drainer, electric cooker point, tiled splashback and tiled flooring, ceiling light point, storage cupboard and double glazed window and door opening onto balcony



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Bedroom One

10'2" X 9'2" (3.10m X 2.79m) Double glazed window, ceiling light point, wall cupboards, fitted wardrobes and carpet flooring



Bedroom Two

10'2" X 13'5" (3.10m X 4.09m) Double glazed window, wall cupboards, carpet flooring, ceiling light point and double glazed door opening onto balcony



Bedroom Three

10'1" X 9'2" (3.07m X 2.79m) Double glazed window, ceiling light point, wall cupboards and carpet flooring



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Family Bathroom

Having panelled bath with shower over, wash hand basin, low level wc and tiled walls



Outside

The flat stands in well kept communal grounds.
There is permit parking for residents.

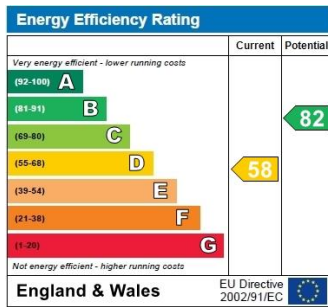
General Information

TENURE: We understand that the property is LEASEHOLD with of APPROX 39 years UN-EXPIRED

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 £2,400 per annum..

FIXTURES and FITTINGS: All items in the nature of tenant's fixtures and fittings are excluded from the sale.

POSSESSION: Vacant possession will be given upon completion of the sale.



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".