

# ARKADE

PROPERTY



**Apartment 5 Pinehurst Drive**  
Kings Norton, Birmingham, B38 8TH

**£145,000**

# Property Features

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- Well Presented First Floor Apartment
- Two Double Bedrooms
- Lounge
- Refitted Kitchen with appliances
- Gas Central Heating
- Double Glazing
- Extended Lease
- No Upward Chain
- Internal inspection highly recommended

## Full Description

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### SUMMARY DESCRIPTION

This recently refurbished first floor apartment is set back from the road with a communal garden and pedestrian walkway leading to entrance doors with a secure entry system providing access into a communal area with stairs rising to first floor. An entrance doorway into an entrance hallway with doors to storage/utility room housing combination boiler, refitted kitchen with built in appliances: Meile oven, ceramic hob and extractor hood over, built in washing machine and fridge/freezer and Lounge. The sellers advise that all rooms have been redecorated and the apartment has also been completely rewired to current edition standard. Although there is no allocated parking with the property there is ample parking available.

### ENTRANCE HALLWAY

Ceramic tiling to floor, wired smoke alarm, doors to storage/utility room housing condensing combination boiler, further doors to

### REFITTED KITCHEN

10' 00" x 8' 11" maximum measurements inc units (3.05m x 2.72m)

Double glazed window to rear, contemporary range of hi gloss base and wall mounted units, one and half bowl stainless steel sink with drainer and monobloc taps, integrated cooker, hob, extractor hood, wired heat alarm, fridge/freezer and washing machine, recess for automatic appliance and central heating radiator, ceramic tiling to floors and splash prone areas

### LOUNGE

17' 03" x 13' 00" maximum (5.26m x 3.96m)

Double glazed window to front aspect, central heating radiator and doors to vestibule with wired smoke alarm, door to linen cupboard, further doors to



#### BEDROOM ONE

13' 06" max into wardrobe x 11' 02" (4.11m x 3.4m)

Double glazed window to front aspect, built in wardrobe, central heating radiator

#### BEDROOM TWO

14' 03" x 7' 10" (4.34m x 2.39m)

Double glazed window to rear aspect, central heating radiator

#### BATHROOM

11' 02" max into door recess x 5' 03" (3.4m x 1.6m)

Obscure double glazed window to rear aspect, white suite comprising bath with mains shower over and shower screen, pedestal hand wash basin and low level wc, central heating radiator, ceramic tiling to floor and complimentary tiling to splash prone areas



#### COMMUNAL GARDENS

#### RENTAL YIELD POTENTIAL

Based on a property value of £145,000 and a monthly rental income of £725.00 per month, you could expect a 6% rental yield. \*\* Please note this figure does not include additional fees for management fees (if fully managed) or annual repair costs.

#### TENURE - LEASEHOLD

We have been advised by the seller that the property is Leasehold. An application has been made for lease extension. The property will have an extended lease with 144 years remaining on completion

Service charge: £1,715,00 per annum

Service charge is payable half yearly 1st Jan - 30th June - 1st July - 31st December, paid Sept & March

Ground Rent: Not applicable

#### Tenure Disclaimer

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements