

ARKADE

PROPERTY



Flat 1, Ashgrove House,
Callowbrook Lane, Rubery, Birmingham, B45 9HT

Offers in the region of £129,950

Property Features

- MODERN PURPOSE BUILT GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING AREA
- BATHROOM
- ELECTRIC HEATING
- SECURE ENTRY SYSTEM
- DOUBLE GLAZING
- NO CHAIN
- LEASEHOLD

Full Description

SUMMARY DESCRIPTION

Modern purpose built ground floor apartment situated in a popular residential development and is within walking distance to Rubery Village and close to local motorway connections, the property is ideally situated for access to The Birmingham Great Park, Longbridge Town Centre and retail development and local bus and train services to Birmingham City Centre . Having communal entrance, hallway, open plan lounge/kitchen, two bedrooms with bathroom. Benefiting from storage heating, double glazing, secured gated parking with visitors parking. *ideal first time buy or investment*

ENTRANCE HALLWAY

Door to front, wall mounted secure entry system intercom telephone point, storage cupboard, electric panel heater, airing cupboard housing unvented water heater, further doors to

OPEN PLAN LOUNGE/KITCHEN

21' 10" max inc units x 11' 07" max inc units (6.65m x 3.53m)
Double glazed window to side aspect, two wall mounted electric panel heaters, fitted base and wall mounted units with roll top work surfaces, over stainless steel sink with drainer and mono tap, integrated electric oven and hob with stainless steel extractor hood above, recess and plumbing for appliances

BEDROOM ONE

14' 05" max inc wardrobe x 8' 10" max (4.39m x 2.69m)
Double glazed window to side aspect, wall mounted electric panel heater, built in wardrobe

BEDROOM TWO

12' 03" x 8' 07" (3.73m x 2.62m)
Double glazed window to side aspect, wall mounted electric panel heater



BATHROOM

8' 00" x 5' 07" (2.44m x 1.7m)

Obscure double glazed window, white suite comprising of panelled bath with shower and screen, wash hand basin set in vanity unit and low level wc, tiled splashbacks, wall mounted electric panel heater

OUTSIDE

Gated entrance with allocated parking space for Flat 1 and additional visitor parking.

TENURE - LEASEHOLD

The Sellers have advised the following:

125 year lease from 2002 - 104 years unexpired.

Service Charge - The ground rent is £75 per annum

The property maintenance charge: £136.65 pcm

RENTAL POTENTIAL

We would expect to achieve a monthly rental of £725.00 pcm.

The annual rental potential is a gross value based on an asking price offer of £129,950 and represents an annual yield of 6.69%.

Please note this figure does not include additional fees for management fees (if fully managed) or annual repair costs.

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		79 C
55-68	D	60 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 and 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