



smarthomes

Abbotsbury Court

Rumbush Lane, Dickens Heath, B90 1GD

- A Recently Constructed Third Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Modern En-Suite Bathroom

£225,000

EPC Rating - 84

Current Council Tax Band - C





Property Description

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters.

The apartment is accessed from the interior designed lobby of Abbotsbury Court with stairs to all floors and benefits from a video intercom entry system. On the third floor you will find a private front door leading into



Entrance Hallway

With spot lights to ceiling, useful storage cupboard, secure intercom system, radiator and doors radiating off to

Open Plan Living/Dining Kitchen

19' 2" x 16' 8" (5.84m x 5.08m) Being fitted with a modern range of handle-less wall, drawer and base units with complimentary work surfaces over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap, further incorporating a four ring gas hob with extractor hood over and inset electric oven beneath. Integrated fridge/freezer, dishwasher and washer/dryer, spot lights and two ceiling light points, radiator, double glazed window and double glazed French doors to Juliet balcony



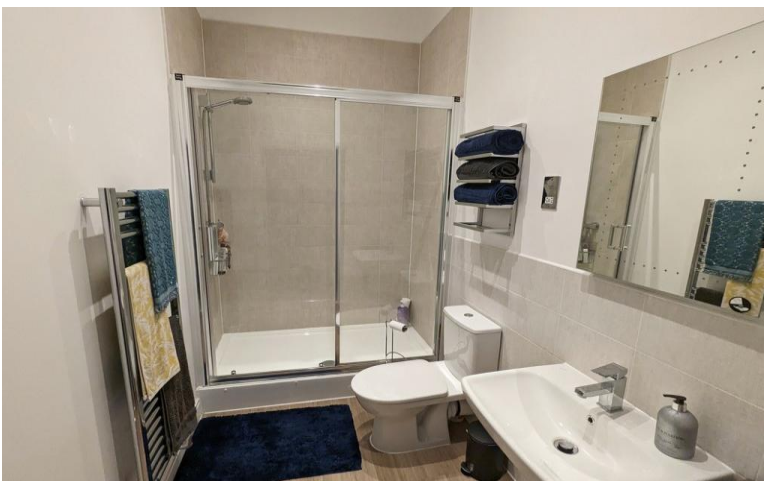
Bedroom One

12' 10" x 10' 11" (3.91m x 3.33m) With double glazed window, radiator, ceiling light point, built in triple wardrobe with mirrored sliding doors and door leading into



Modern En-Suite Bathroom

Being fitted with a modern three piece white suite comprising a panelled bath with electric shower over, low flush WC and pedestal wash hand basin. Complementary tiling to water prone areas, ceiling spot lights, large storage cupboard with shelving and ladder style radiator



Bedroom Two

11' 8" x 8' 6" (3.56m x 2.59m) With two double glazed windows, ceiling spot lights, radiator and fitted double wardrobe with mirror fronted sliding doors



Modern Family Shower Room

Being fitted with a modern three piece white suite comprising a large walk in shower enclosure, low flush W.C and wall mounted wash hand basin. Tiling to splash prone areas, ladder style radiator and spot lights to ceiling

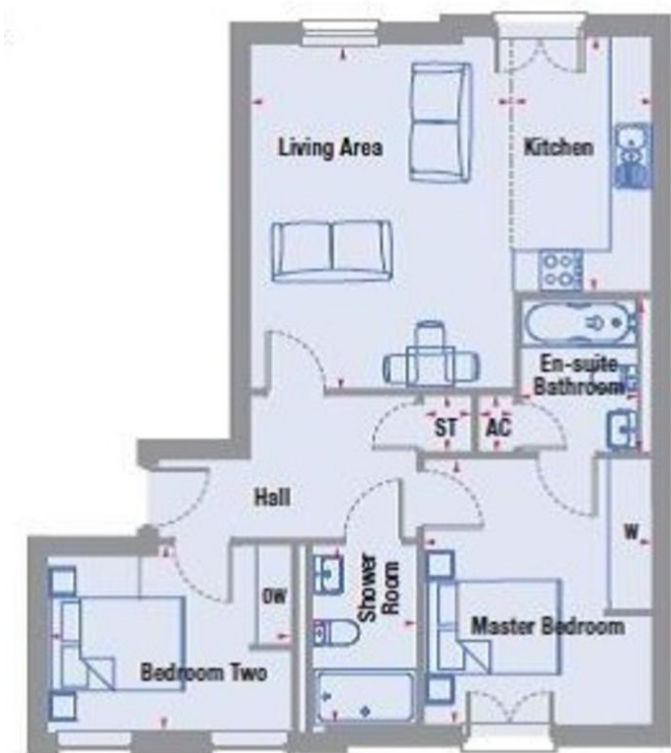
Outside

The property benefits from well maintained communal gardens and two allocated parking spaces within Garden Square East's secure, barrier controlled basement car park, accessed by private lift from the garden square



Tenure

We are advised by the vendor that the property is leasehold with approx. 142 years remaining on the lease, a service charge of approx. £2,200 per annum and a ground rent of approx. £220 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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.