

15 Dorchester Court

Solihull, B91 1LL





A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT

- Luxury Spacious Apartment
- Two Double Bedrooms With Fitted Wardrobes
- Spacious Lounge/Diner
- Large Balcony
- Modern Fitted Kitchen
- Within Walking Distance of Solihull Town Centre & Train/Bus Station
- Beautiful Communal Gardens
- Garage En Bloc & Parking
- New Flooring in Hallway, Lounge/Diner

ACCOMMODATION

A beautifully presented two double bedroom spacious apartment situated in a sought after convenient location within walking distance of Solihull town centre. The property benefits from having gas central heating and double glazing. The excellent living accommodation briefly comprises; communal entrance hall with security intercom system, reception hall, spacious lounge/diner with rear balcony overlooking communal gardens, modern fitted kitchen, two double bedrooms, shower room/wc, fantastic communal gardens, en bloc garage, off road parking. No Upward Chain.



COMMUNAL ENTRANCE HALL

RECEPTION HALL

with wardrobe

SPACIOUS LOUNGE/DINER

20' 4" max x 14' 9" max (6.2m x 4.5m)

REAR BALCONY

overlooking communal gardens

MODERN FITTED KITCHEN

9' 8" x 8' 9" (2.95m x 2.67m) new boiler 2022, new induction hob and exhaust hood

BEDROOM ONE

13' 2" x 12' 4" (4.01m x 3.76m)

BEDROOM TWO

11' 8" into wardrobe x 9' 10" (3.56m x 3m)

SHOWER ROOM/WC

6' 9" x 6' 7" (2.06m x 2.01m)

COMMUNAL GARDENS

EN BLOC GARAGE

OFF ROAD PARKING

Length of Lease - 127 years (flat & garage)

Service Charge: £2,300 p.a. (Apartment)

Service Charge: £190 p.a (Garage)









Offers Over £279,950

TENURE:

We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

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Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplan – For identification purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	78
(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	