



smarthomes

Abbotsbury Court

Rumbush Lane, Dickens Heath, B90 1GD

- A Recently Constructed Luxury Second Floor Apartment
- Two Double Bedrooms
- Modern Open Plan Living Dining Kitchen
- Shower Room & Bathroom

£235,000

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

Entrance Hallway

With video intercom system, central heating radiator, ceiling down lighters and doors leading off to





Open Plan Living Dining Kitchen

18' 8" x 16' 4" (5.7m x 5.0m) Being fitted with a modern range of white wall, drawer and base units with complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, four ring gas hob with splashback and extractor over, inset electric oven, integrated fridge freezer and washing machine, space and plumbing for a dishwasher, cupboard housing the Potterton central heating boiler, laminate flooring to kitchen, ceiling spotlights to kitchen, two central heating radiators, two ceiling light points to lounge, double glazed French doors to Juliette balcony and further double glazed window to side



Master Bedroom

10' 9" x 12' 9" (3.3m x 3.9m) With double glazed patio doors to the rear with Juliette balcony, central heating radiator and ceiling light point, built-in double wardrobe with mirrored sliding doors and door through to



En Suite Bathroom

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and wash hand basin with mixer tap over, with tiling to splash back areas, shaver socket, feature LED mirror, laminate flooring, ladder style radiator, spot lights to ceiling and useful airing cupboard.

Bedroom Two

11' 1" x 8' 6" (3.4m x 2.6m) With two double glazed windows to rear, central heating radiator, ceiling light point and built-in wardrobes with sliding mirrored doors



Modern En Suite Shower Room

8' 6" x 4' 11" (2.6m x 1.5m) Being fitted with a modern three piece white suite comprising double shower enclosure, low flush WC and wall mounted wash hand basin, shaver socket, feature LED mirror, complementary tiling to water prone areas, laminate flooring, down lighters, extractor and ladder style radiator



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. 145 years remaining on the lease, a service charge of approx. £3,000 per annum and a ground rent of approx. £250 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.