

**FOR SALE**



**Arnside Court, North Park Road, Erdington**

2 Bedrooms, 1 Bathroom, Second Floor Flat

**Offers In Region Of £110,000**

  
**MARTIN&CO**



Martin & Co are pleased to offer this spacious second floor flat conveniently located in the popular Brookvale area of Erdington. The well maintained communal gardens provide a nice environment to live in. The property is approached via a communal parking area on a first come first served basis with intercom doorway leading to the communal hallway. The stairs lead to the flat.

The front door leads to the hallway with storage cupboard and doors leading to the good sized lounge, kitchen, two good sized bedrooms with fitted wardrobes and storage. They are accompanied by the bathroom with three piece suite comprising paneled bath with shower over, WC and wash basin. There is electric heating.

Please note there is a tenant in the property so the photographs will differ with the internal viewing. There is a tenant in contract to 6<sup>th</sup> July 2024

The flat also comes with a garage en block.

Tenure Leasehold 999 years from 1<sup>st</sup> April 1982

Service Charge Please note the service charge is £846.50 every six months. This can fluctuate so recommend contacting your solicitor to confirm.

- Popular Brookvale location
- Second Floor Flat
- Two bedrooms
- Lounge
- Kitchen
- Bathroom
- Garage en block
- Ideal Investment opportunity

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



SECOND FLOOR FLAT

COMMUNAL HALLWAY WITH INTERCOM

HALLWAY

LOUNGE 15'1 x 11'11 (4.59m x 3.63m)

KITCHEN 9'2 X 7'4 (2.79m x 2.23m)

BEDROOM ONE 15'1 X 9'2 INTO WARDROBES (4.59m x 2.79m)

BEDROOM TWO 9'3 X 8'1 (2.81m x 2.46m)

BATHROOM 6'3 X 5'7 (1.90m x 1.70m)

GARAGE EN BLOCK

PARKING FIRST COME FIRST SERVED

IDEAL INVESTMENT OPPORTUNITY



## Ground Floor



This plan is for illustrative purposes only and may not be to scale.  
Plan produced using PlanUp.

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**Accuracy:** 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor.