



12 Foxglove House, B90 8AZ

Sale Price of £220,000



Love
Property Co.

12 Foxglove House, Elm Road, Blyth Valley Park, Shirley, B90 8AZ

Tenure - Leasehold

EPC Rating - D

Council Tax Band - C

Love Property Co are pleased to offer this must be viewed to be appreciated immaculately presented 642.4 sq. Ft (59.7 sq. metres) and fantastic opportunity to purchase this two-bedroom luxury top-floor apartment benefiting from NO UPWARD CHAIN. Access to the apartment is through a communal ground floor entrance, with options of stairs or lift for convenient access to the top floor. Upon entering, you are welcomed by a spacious reception hall featuring a handy cloaks/utility cupboard. The modern large quality kitchen/living/dining room, affords a balcony overlooking the stunning views and surrounding communal gardens, offers ample natural light and a serene ambiance.

The apartment comprises two double bedrooms, including the principal bedroom which boasts a Juliette balcony and ensuite shower room for added convenience and privacy. The second bedroom could easily be used and offers the versatility for a separate sitting room / study. The family bathroom, finished to a high standard, serves the remaining bedrooms and guests.

Situated in a desirable location, this apartment offers convenience with nearby amenities, entertainment venues, and transport links within easy reach. This esteemed apartment presents an exceptional opportunity for those seeking a premium residence within a well-connected and vibrant community. Viewing is highly recommended to fully appreciate the impeccable design, quality finishes, and impeccable attention to detail that make this property truly remarkable. Contact us today to schedule a viewing and to discover the captivating allure of this elegant two-bedroom apartment.

Service including ground rent charge approximately - £1800.00 (pa)



PROPERTY MEASUREMENTS:

LOUNGE/KITCHEN/DINING
11' 4" X 22' " (5.29m x 4.80m)

PRINCIPAL BEDROOM ONE
10' 4" x 10' 7" (3.15m x 3.24m)

ENSUITE
6' 0" x 8' 8" (1.82m x 2.63m)

BEDROOM TWO
8' 4" x 10' 7" (2.54m x 3.24m)

FAMILY BATHROOM
6' 11" x 6' 10" (2.12m x 2.07m)

TOTAL SQUARE FOOTAGE

Total floor area: 642.4 sq. ft. approx. (59.7 sq. metres.)

ITEMS INCLUDED IN SALE

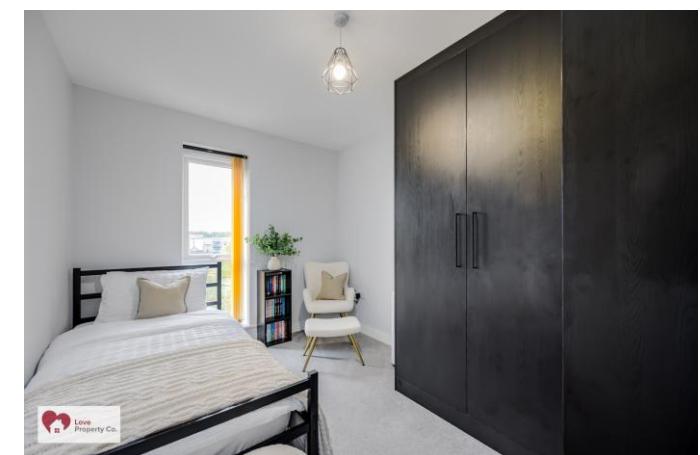
Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes, all light fittings.

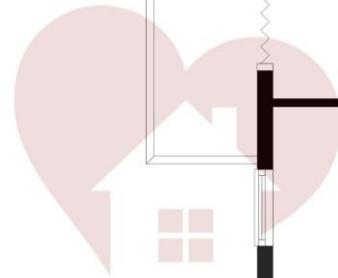
Lease Approximately: 144 Years

Ground Rent/Service Charge Approximately:
£1800.00 (pa)

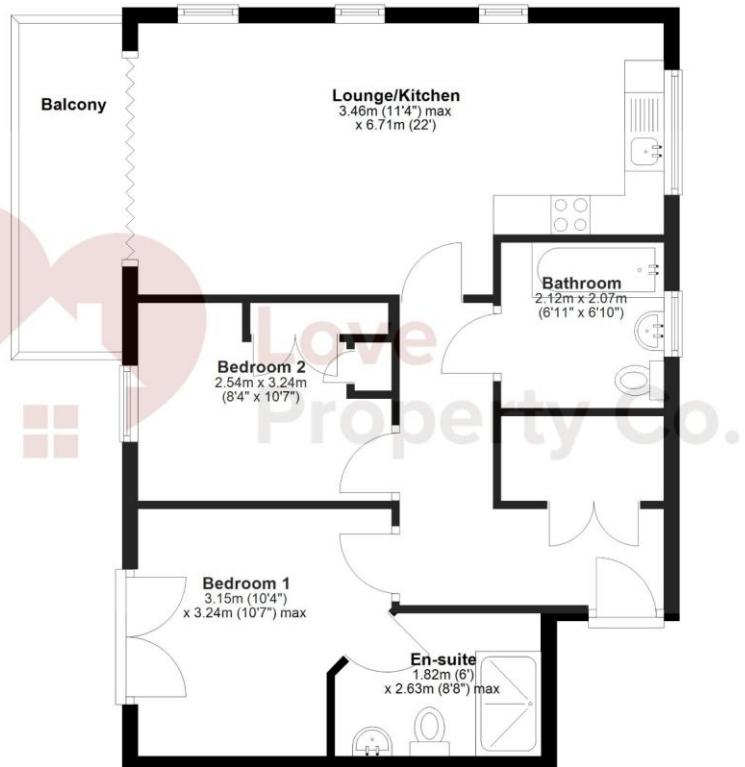
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Third Floor



Total area: approx. 59.7 sq. metres (642.4 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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