

18 Hawkesford Close, Birmingham, West Midlands, B36 9DB

1 Bed Flat

£600 PCM

🔑 Receptions 1

🛏 Bedrooms 1

💧 Bathrooms 1



• ****WE DO NOT CHARGE APPLICATION FEES TO TENANTS****

• WELL PRESENTED ONE BEDROOM APARTMENT

• GARAGE INCLUDED WITHIN TENANCY

• WELL MAINTAINED COMMUNAL GARDENS

• GOOD SIZE LIVING ROOM WITH BALCONY

• CLOSE TO CASTLE BROMWICH VILLAGE CENTRE

• COMMUNAL OFF ROAD PARKING

• NONE SMOKER

• CATS CONSIDERED

• WORKING PROFESSIONALS ONLY



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****WELL PRESENTED ONE BEDROOM TOP FLOOR FLAT IN CLOSE PROXIMITY OF CASTLE BROMWICH VILLAGE****

Communal Off Road Parking

Separate Garage

Good Size Lounge (with Balcony)

Kitchen

Bedroom

Bathroom

None Smoker, Cats considered

AVAILABLE MARCH 2018

Approach



This well presented top floor flat is located just off the Chester Road very close to the village centre of Castle Bromwich. This apartment block is situated within private grounds populated by a mix of trees and perimeter hedges and offers off road parking and a separate garage.

The flat is accessed via a secured communal door and staircase to the second floor. The communal areas are maintained and lit and the flat has it's own front door on a shared spacious landing

Hallway



Accessed of the communal landing area into a spacious landing with spotlights to the ceiling, radiator point, pine effect laminate floor covering, thermostat control and three storage cupboard units. Doors into:

Lounge



Overlooking the front of the property with double doors leading to a Juliet style balcony, coving and two light points to the ceiling, a central heating radiator point and a pine effect wood laminate floorcovering. Two bi-fold doors lead into:

Kitchen



Overlooking the rear of the property and benefitting from strip light to the ceiling and ceramic tile flooring.

Matching beech base and wall units with roll-top work surface

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over and inset stainless steel sink and drainer with mixer taps over. An inset gas hob with oven under and extractor hood over. Plumbing and space for washing machine

Bedroom



Off the hallway and overlooking the front of the property with light point and coving to the ceiling, a central heating radiator point and a wood laminate floor covering

Bathroom



Situated off the hallway and overlooking the rear of the property with a covered light point and radiator point. The walls and floor covering are a ceramic tile and the bathroom suite consists of: Panel bath with electric shower over, a pedestal basin and low flush WC

Garage



The property benefits from a separate good sized garage adjacent to the flat with a private access point off Kyter Lane. There is a large communal parking area located to the front and side of the property

Grounds



The block of flats is situated in extensive private grounds with available parking, trees and bedding areas and communal drying and refuse areas

Leasehold Information

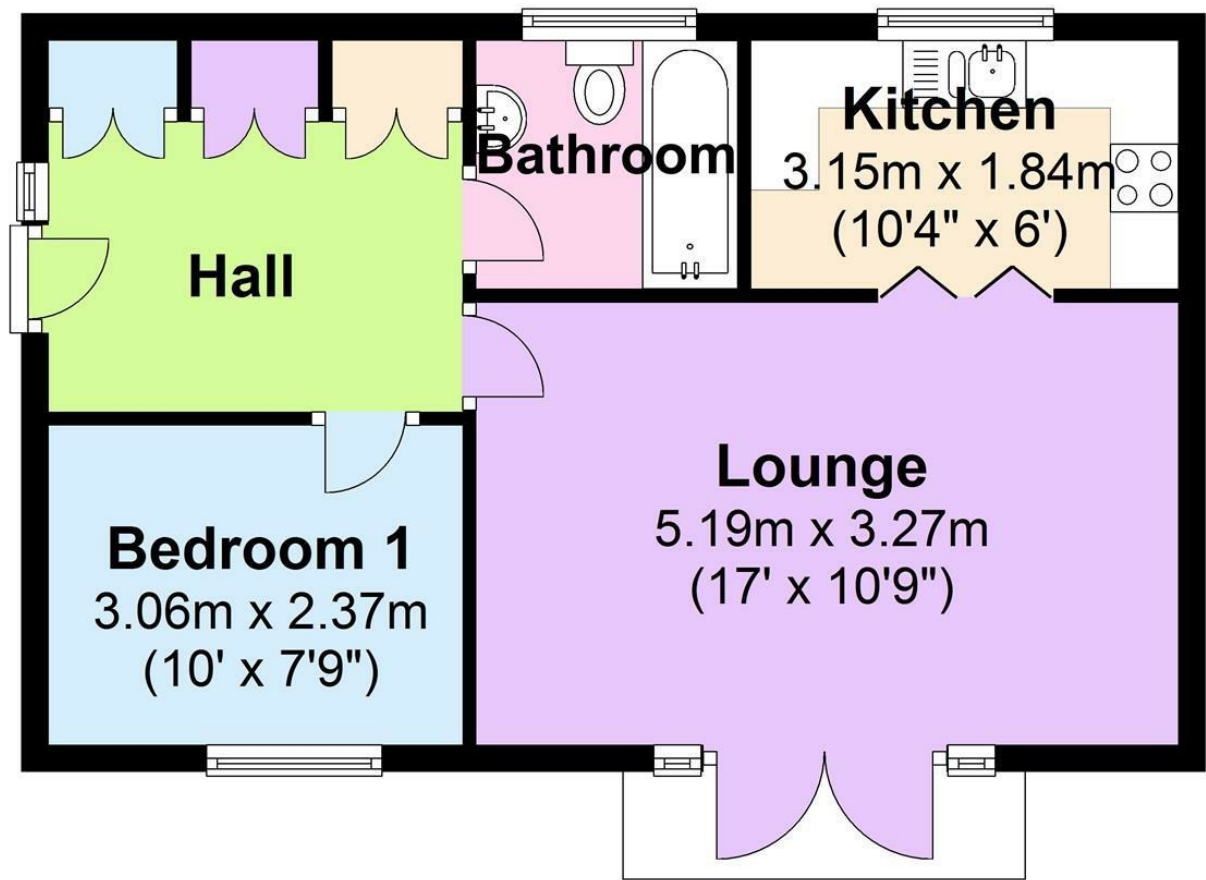
We have been advised by the Vendor that the current lease and service charges are as follows:

£1,730 paid half yearly (£865 each six months)

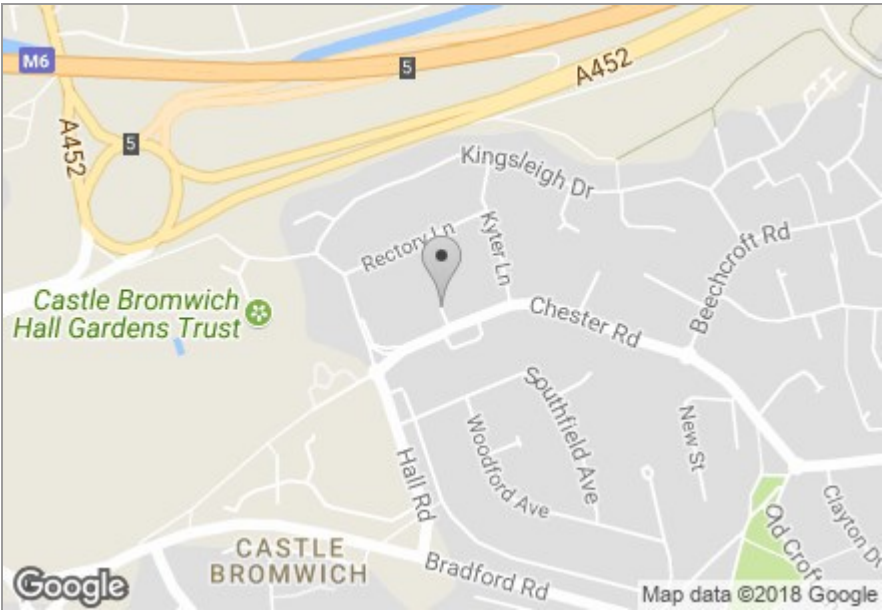
The original lease was set at 99 years from 29/09/1973 at nil ground rent (Peppercorn rent)

THE PROPERTY IS BEING OFFERED FOR SALE WITH AN EXTENDED LEASE

Hawkesford House



Total area: approx. 43.5 sq. metres (467.7 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

