



**elliot laurence**  
sales & lettings

**Mayfair Court**

Haselour Road, Kingshurst, B37 6EG

- SECOND FLOOR STUDIO APARTMENT
- BEDROOM/LOUNGE
- REFITTED KITCHEN
- REFITTED BATHROOM
- ALLOCATED PARKING
- TENANT IN SITU
- INVESTMENT OPPORTUNITY

**Offers In Excess Of £50,000**

EPC Rating 'E'



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Second floor studio apartment comprising of lounge/bedroom, kitchen and bathroom. Economy 7 heating and double glazing and a secure entry system offers additional safety to all occupants. Located within walking distance of Babbs Mill Park and good transport links into the local cities.

SUMMARY DESCRIPTION

LOUNGE/BEDROOM

13' x 10' 10" (3.96m x 3.3m)

REFITTED KITCHEN

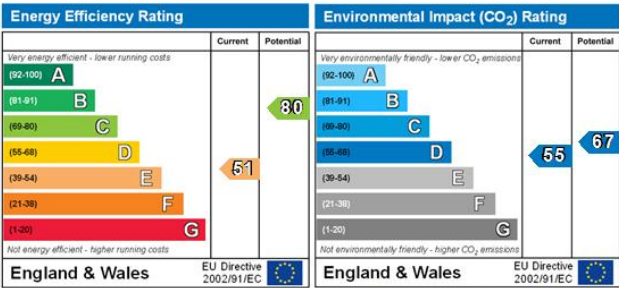
10' 01" x 6' 5" (3.07m x 1.96m)

REFITTED BATHROOM

TENURE - LEASEHOLD

The seller advises that the lease is a very long lease and the term remaining is 943 years.  
Service charge and Ground Rent = £142.97 pcm

Tenure Disclaimer  
Consumer Protection from Unfair Trading Regulations 2008  
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. 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 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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.