



smarthomes

Boatmans Reach

Kings Heath, Birmingham, B14 6QZ

- A Modern First Floor Apartment
- Offered on a 25% Shared Ownership Basis
- Two Good Size Bedrooms
- No Upward Chain

25% Shared Ownership

£33,750

EPC Rating '46'





Property Description

The property is set in a purpose built block and is accessed via a secure communal entrance with stairs rising to all floors. On the first floor there is a private front door leading to

Private Entrance Hall

With wall mounted storage heater, ceiling light point, built in airing cupboard with an insulated tank and slat shelving and door leading into



Lounge/Diner

16' 2" x 10' 9" (4.93m x 3.28m) With two UPVC double glazed windows overlooking canal, wall mounted storage heater and two ceiling light points



Modern Kitchen

Fitted with a range of wall, drawer and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space for freestanding electric cooker, space and plumbing for washing machine, UPVC double glazed window, tiling to splash back areas and ceiling light point



Bedroom One

14' 10" x 10' 3" (4.52m x 3.12m) With UPVC double glazed window, wall mounted storage heater, laminate flooring and ceiling light point

Bedroom Two

9' 2" x 8' 8" (2.79m x 2.64m) With UPVC double glazed window, wall mounted storage heater and ceiling light point



Family Bathroom

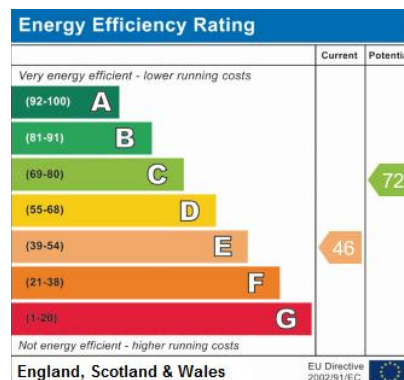
Being fitted with a white suite comprising panelled bath with shower over, low flush W.C and pedestal wash hand basin. Obscure UPVC double glazed window, tiling to splash back areas and ceiling light point

External

The property further benefits from allocated parking and well maintained communal gardens

Tenure

We are advised by the vendor that the property is leasehold with approx. 88 years remaining on the lease, a service charge of approx. £888 per annum and a monthly rent payable of £329.73 for the 75% not owned, however we 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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements