



smarthomes

Waterside Heights

Waterside, Dickens Heath , B90 1UD

- A Well Presented Second Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Master En-Suite

£230,000

EPC Rating '81'





Property Description

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters.

Access is gained via communal entrance door with intercom security system leading through to communal hallway with stairs and lift to the upper floors. This apartment is situated on the second floor having an entrance door with spy hole leading through to



Entrance Lobby

With feature flooring, ceiling downlights and door leading off to

Entrance Hallway

With feature flooring, radiator, ceiling downlights, intercom entry phone, useful walk in storage cupboard with central heating boiler, trip switch consumer unit, separate store cupboard and further doors leading off to



Open Plan Lounge/Kitchen/Diner

20' x 20' (6.1 m x 6.1 m)

Lounge/Diner Area

With UPVC double glazed windows to front elevation and French doors leading onto the balcony overlooking water feature and Grand Union canal, ceiling downlights, two radiators, satellite TV point and opening to

Kitchen Area

Being fitted with a range of base, wall and draw units with wood effect work surfaces over incorporating a sink and drainer unit with mixer tap over, further incorporating a four ring gas hob with integrated AEG electric oven below and extractor hood over. Integrated slimline dishwasher, integrated fridge/freezer, integrated washer/dryer, laminate flooring and ceiling downlights



Bedroom One

14' 7" x 14' (4.44m x 4.27m) With UPVC double glazed window and French doors to balcony balcony, fitted wardrobes with sliding doors, radiator, ceiling light point and door to



En-Suite Shower Room

9' 1" x 5' (2.77m x 1.52m) Being fitted with a modern three piece white suite comprising of low level W.C, pedestal wash hand basin and a double shower cubicle with thermostatic shower. Feature tiled splash back, chrome ladder style heated towel rail, shaver point, extractor and ceiling downlights



Bedroom Two

12' x 9' 6" max (3.66m x 2.9m max) With two UPVC double glazed windows, radiator and ceiling light point

Family Bathroom

7' 5" x 5' 3" (2.26m x 1.6m) Being fitted with a modern three piece white suite comprising W.C, pedestal wash hand basin and a panelled bath with mixer tap and shower over. Ceramic tiled splashbacks, chrome ladder style heated towel rail, shaver point, ceiling downlights and extractor fan

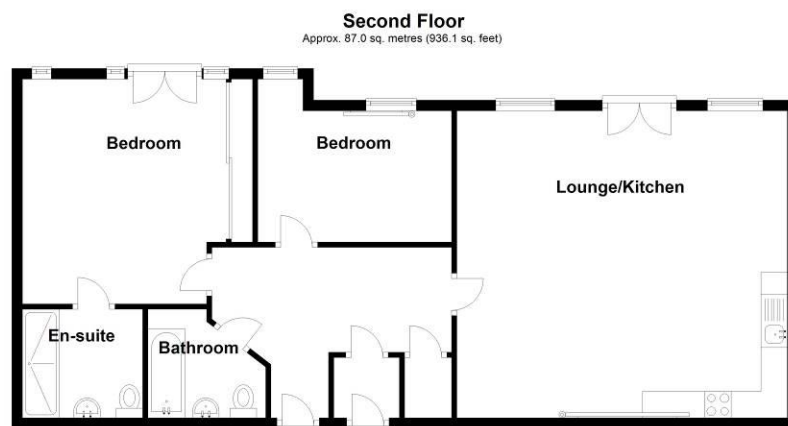


Outside

Having a secure underground allocated parking space and communal gardens with water feature to centre, paved areas with benches and steps down to the Grand Union Canal with bridge across to public open space offering delightful walks across countryside

Tenure

We are advised by the vendor that the property is leasehold with approx. 982 years remaining on the lease, a service charge of approx. £2,392 per annum and a ground rent of approx. £155.88 per annum but 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 Nigel Hodges.



Total area: approx. 87.0 sq. metres (936.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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 are 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