

ARKADE

PROPERTY



Flat 7, Block 11, Clent Way
Bartley Green, Birmingham, B32 4NN

£89,950

Property Features

- MODERN PURPOSE BUILT SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- DOUBLE GLAZING & ELECTRIC STORAGE HEATING
- GARAGE EN BLOC
- LEASEHOLD
- NO CHAIN

Full Description

SUMMARY DESCRIPTION

Clent Way is a purpose built residential development comprising low storey apartments, accessed from Kitwell Lane it has communal gardens and visitor parking. The property also benefits from a garage in a separate block. There is secure entry system into each block and Flat 7 is located in Block 11 and is situated on the second floor. The accommodation briefly comprises: Entrance Hallway with telephone intercom system, doors to linen cupboard housing the hot water tank and emersion heater, storage cupboard and doors to

LOUNGE

13' 01" x 14' 08" (3.99m x 4.47m)

Double glazed window to side aspect

FITTED KITCHEN

9' 11" x 7' 11" maximum including units (3.02m x 2.41m)

Double glazed window to side aspect, range of base and wall mounted units and roll top work surfaces, one and half bowl stainless steel sink with drainer and mono bloc taps, integrated appliances include electric hob and cooker with extractor hood over, recesses and plumbing for automatic appliances.

BEDROOM ONE

13' 00" x 9' 11" max (3.96m x 3.02m)

Double glazed windows to side aspect, built in wardrobes, wall mounted electric heater

BEDROOM TWO

10' 00" x 7' 11" (3.05m x 2.41m)

Double glazed window to side aspect, wall mounted electric heater



BATHROOM

5' 11" x 5' 11" (1.8m x 1.8m)

Obscure double glazed window to side aspect, white suite comprising bath with tap shower attachment, pedestal hand wash basin, low level w.c

GARAGE IN SEPARATE BLOCK

The seller advises that there is a garage located in a separate block

RENTAL YIELD POTENTIAL

The annual rental potential is based on a property value of £89,950 and a monthly rental income of £625 per calendar month and represents an annual yield of 8.34% rental yield.

Please be advised this figure does not include additional fees for management or annual repair costs.

TENURE - LEASEHOLD

The seller advises that the property is leasehold 125 years from 1 April 1981 with 85 years remaining.

Service charge and ground rent: 1 April 2020 - 31 March 2021 - £563.92 half yearly

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.



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