

# HUNTERS<sup>®</sup>

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## Martineau Drive

Harborne, Birmingham, B32 2AR

Price £199,950



An immaculately presented and deceptively spacious ground floor apartment situated within this quiet and sought-after residential development. The property provides fantastic open plan living and is perfectly located for convenient access into Harborne High Street and QE Medical Complex. Additionally benefiting from allocated parking and No Upward Chain.

The property has a secure communal entrance and is fully double glazed with gas central heating, the internal accommodation briefly comprises entrance hallway, spacious open plan living/dining/kitchen accommodation, two large double bedrooms and a family bathroom suite.

The apartment is ideally positioned for the immediate access to Harborne Village, renowned for its award winning restaurants, stunning bars and a variety of shopping facilities including Marks and Spencer's and Waitrose. Birmingham City Centre is readily accessible via the Hagley Road with all the shopping, entertainment and leisure facilities as well as transport links to other major cities. The immediate location also provides convenient access to local motorway links.



**Entrance Hall**  
Providing access to all accommodation comprising double door cloakroom and storage cupboard and voice intercom system.

**Open Plan Living Kitchen 18'5" x 22'3" Max (5.61 x 6.78 Max)**  
With dual aspect double glazed windows to front and side aspects providing plenty of natural light, the living area provides ample space for both living and dining room furniture comprising two panel radiators and telephone and TV point.

**Kitchen Area**  
Fully fitted kitchen comprising oak style wall and base units with wood effect work surfaces, stainless steel sink and drainer, integrated oven and gas hob with extractor fan above, space and plumbing for washing machine and fridge freezer, panel radiator and extractor fan.

**Bedroom One 12'1" into door recess x 20'7" Max (3.68 into door recess x 6.27 Max)**  
A large double bedroom with double glazed window to front aspect and panel radiator under and TV point,

**Bedroom Two 10'0" x 10'9" (3.05 x 3.28)**  
A second spacious double bedroom with double glazed window to front aspect and panel radiator under.

**Bathroom**  
Partly tiled bathroom with double glazed obscure window to rear, comprising low level WC, pedestal wash hand basin , bath with chrome mixer taps and electric shower above, panel radiator and extractor fan.

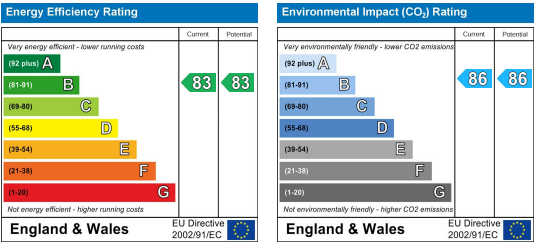
**Communal Gardens**  
Set within wonderful landscaped grounds with an allocated parking bay.

**Leasehold Information**  
We understand that the property is a leasehold with approximately 118 years remaining on the lease, with an annual service charge payable of approximately £1495.32 and a £150 annual ground rent payable. (Please ensure your solicitor verifies the lease and service charge information prior to purchase).

Area Map



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.