

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Flat 8, 31 Water Mill Crescent, Sutton Coldfield, B76 2QN**

**£140,000**

**Property Images**





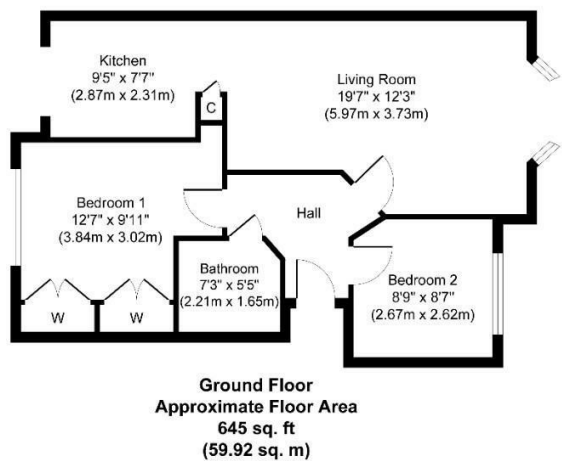
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## Property Images



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Map



## Summary

Offered with no upward chain, this ground floor apartment has gas central heating, double glazing and poses a fantastic opportunity for renovation.

Boasting a good sized lounge/diner with archway leading to kitchen, bathroom with shower over bath and white suite, bedroom one with double inset wardrobes and a second bedroom which would make a good office.

Outside, one allocated parking space and communal gardens.

We have been advised by the seller that there is currently 75 years on the lease. We await confirmation of the service charge and ground rent.

## Features

- Two bedroom ground floor apartment • Good sized lounge/diner • Kitchen • Bathroom • 75 Year Lease