



## Mount Pleasant, Redditch

- No onward chain
- Gated entrance
- Close to amenities
- Two bedrooms
- Allocated parking
- Apartment

Guide Price £145,000



Tenure: Leasehold

# Mount Pleasant, Redditch

## DESCRIPTION

Conveniently located in Mount Pleasant, this spacious and well-presented two-bedroom apartment is offered with no upward chain and is ideal for a first-time buyer.

The property comprises of an entrance hallway, a generous living room, a fitted kitchen, a master bedroom, a second bedroom and a bathroom.

Outside, the apartment benefits from a gated entrance and an allocated parking space.

Mount Pleasant is just a short walk from Redditch Town Centre, the railway station and bus station, providing easy access to local amenities, Birmingham City Centre and Birmingham International Airport.

**Construction:** This property is understood to be of standard construction. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

**Tenure:** Understood to be Leasehold

**Lease years remaining:** Approximately 87 years

**Annual ground rent:** £115.70

**Annual service charge:** £125

**Energy Performance Rating:** Band C

**Local Authority:** Redditch Borough Council

**Council Tax Band:** B

Hunters are pleased to offer the following services:

**Residential Lettings:** If you are considering renting your property, we offer a bespoke comprehensive range of services including Rent Guarantee for total peace of mind.

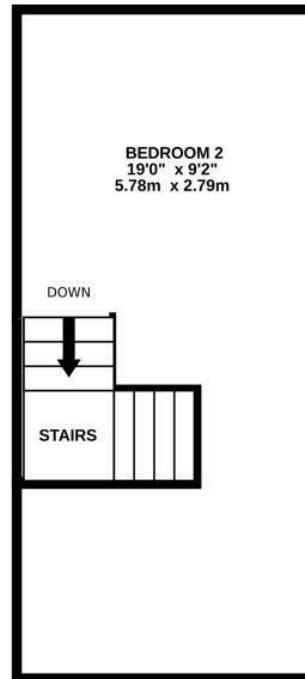
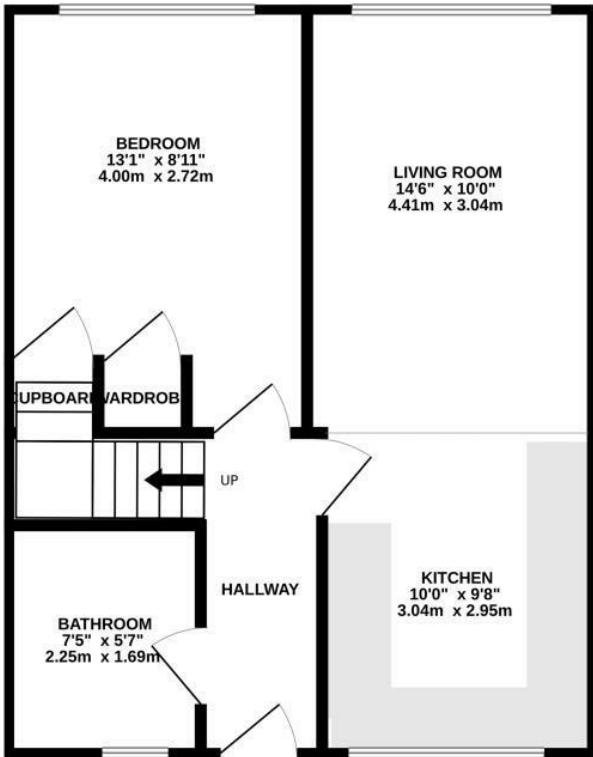
Need to arrange a RICS Building Survey? Call Richard for specialist advice.

Want To Sell Your Property? Call Edward or Tracey to arrange your FREE no obligation market appraisal.



GROUND FLOOR

1ST FLOOR



Council Tax: B

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	76	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.

### Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

Mason House 96 Evesham Road, Redditch, B97 5ES

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