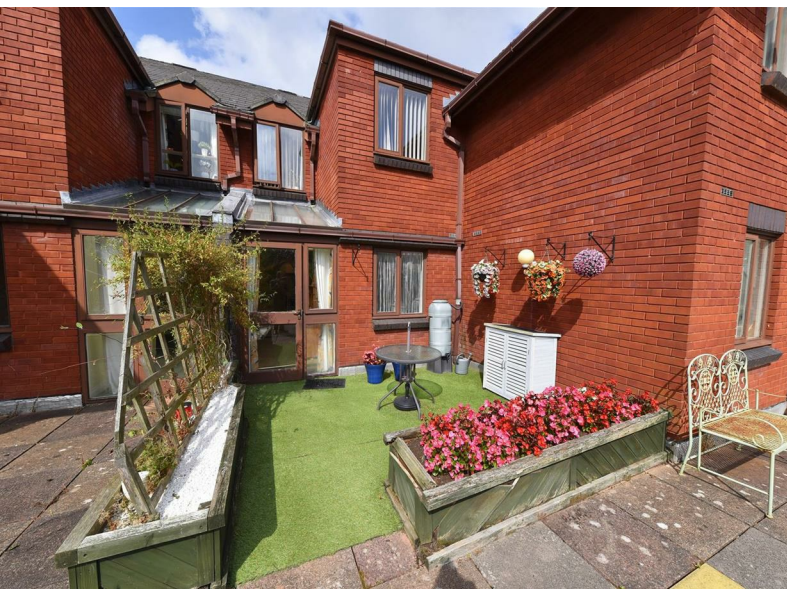


# ENGLANDS



12 Lingfield Court 60 High Street  
Harborne, Birmingham, B17 9NE

£96,750







## PROPERTY DESCRIPTION

A well situated, modern first floor retirement apartment for over 60s in a very convenient Harborne High Street location. Electric heaters as specified, reception hall, living room, fitted kitchen, bedroom with built in wardrobes, shower room/WC, warden and good communal facilities including residents lounge, kitchen, garden and parking area.

Lingfield Court is well situated on Harborne High Street between Metchley Lane and York Street. It is ideal for access to the excellent shopping and other amenities on and around the High Street, also regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to Harborne Leisure Centre and a number of medical centres including the Queen Elizabeth complex.

The property itself is situated on the first floor to the rear of this purpose-built development with approach via a communal entrance hall having security answerphone system and a staircase and lift service affords access to the floors. The accommodation, which includes a care call system, can only be fully appreciated by an internal inspection and comprises in more detail:





## RECEPTION HALL

Having entrance door with spy hole, electric heater, coving, security answerphone system and built-in cloaks/meter cupboard.

## L SHAPED LIVING/DINING ROOM

4.93m max x 5.90m max (including rear access area) (16'2" max x 19'4" max (including rear access area))

Having coving, two wall light points, ornate wall mounted electric heater and further rear area with light point, glazed door and side window providing access to the terrace. Leading off the living room is:

## FITTED KITCHEN

2.50m max x 2.30m max (8'2" max x 7'6" max)

Having insert single drainer sink top with mixer tap and cupboard below, further base units and appliance space with worktops over. Wall cupboards, tall storage cupboard, "Credaplan" cooker hood, space for fridge freezer, partial tiling to walls and plumbing facility for washing machine.

## BEDROOM

4.35m max x 3.38m max (including doorway area) (14'3" max x 11'1" max (including doorway area))

Having rear window overlooking the terraced area, electric heater and two built in wardrobes/cupboards with folding doors, hanging rail and shelving.

## SHOWER ROOM

1.70m max x 2.17m max (including shower) (5'6" max x 7'1" max (including shower))

Having tiled shower cubicle with sliding door, low flush WC and vanity style wash hand basin with mixer tap and cupboards below, plus mirror above with light shaver point over. Partial tiling to walls, electric fan heater, automatic vent and good sized built in airing cupboard housing the hot water cylinder.

## OUTSIDE

South facing paved terrace area with artificial grass and overlooking the rear of the development.

## ADDITIONAL INFORMATION

Tenure: We are advised that the property is leasehold with 91 years remaining and subject to a variable service charge of £321pcm.

Council Tax Band: B

Communal gardens and parking.

Lingfield Court is currently undergoing renovations to all windows and doors.

## MAINTENANCE

LEASEHOLDERS are responsible for:

The interior of the property (with exception of items for which Anchor are responsible) and general fixtures and fittings inside properties.

Unblocking the waste pipes.

Repairing faults which have been caused due to overloaded circuits.

ANCHOR is responsible for:

Main structure of the property.

Separate heating installation inside properties.

Gas, water pipes, drains.

Electrical cables and wires.

Water taps.

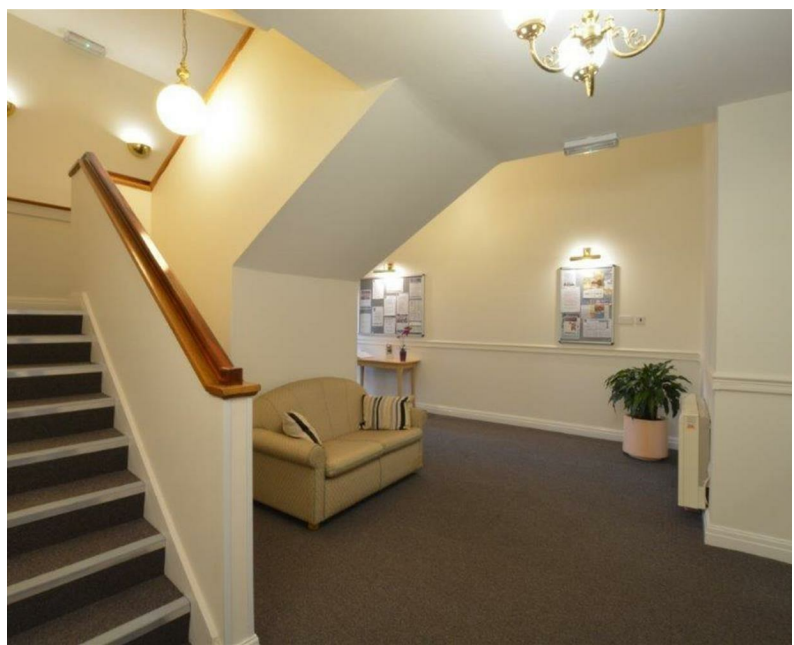
Electrical switches, batten holders, power points.

External windows and doors (including glass, locks and handles).



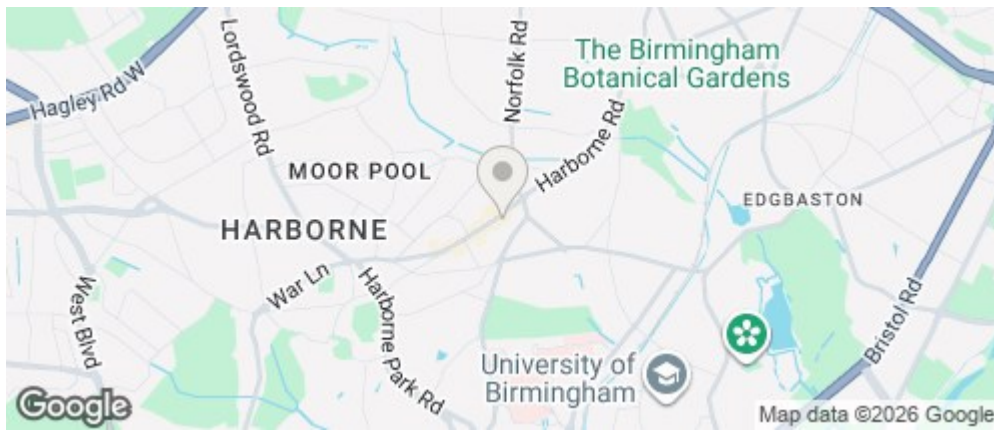


# ENGLANDS

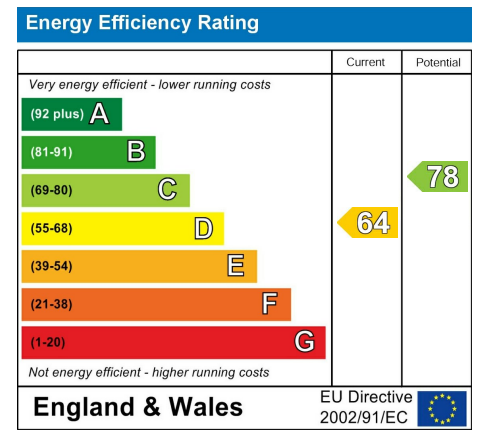




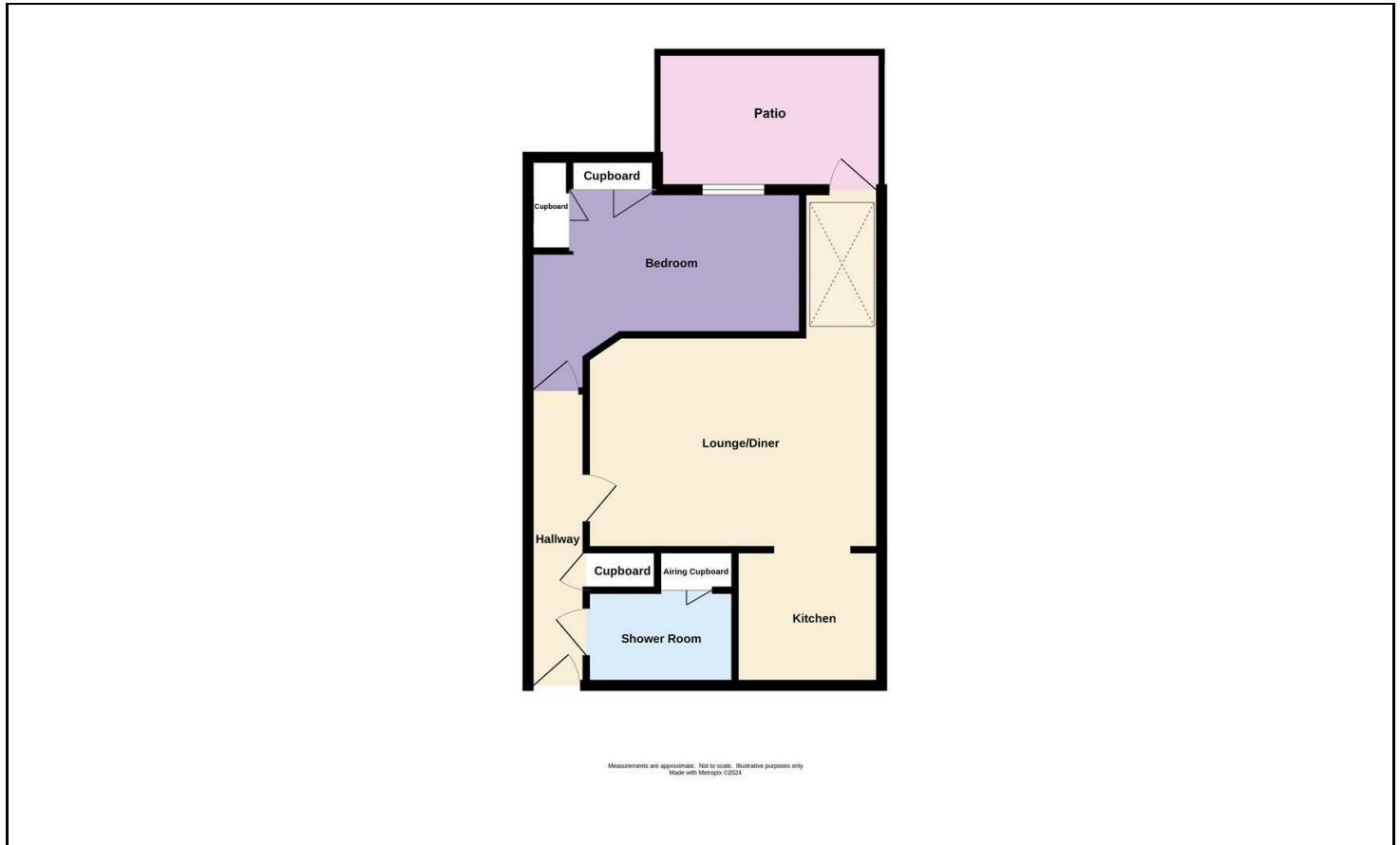
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

### Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.