ENGLANDS



29 Lingfield Court High Street

Harborne, Birmingham, B17 9NE

£76,000

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PROPERTY DESCRIPTION

A well situated second floor retirement apartment for over 60s, in a very convenient Harborne High Street location. Reception hall with cloaks cupboard, living room, fitted kitchen, two bedrooms with wardrobes, shower room/WC, warden and good communal facilities including residents lounge, kitchen, garden and private parking area.

Lingfield Court is well situated on Harborne High Street between Metchley Lane and York Street. It is ideal for quick access to the excellent shopping and other amenities on and around Harborne High Street including Marks and Spencer and Waitrose. Regular transport services lead 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 on the second floor to the rear of this purpose-built development with approach via a communal entrance hall having security answer phone system. A staircase or 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:



Lingfield Court High Street





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

LIVING ROOM
4.89m max x 3.52m max (16'0" max x 11'6" max)
Having electric storage heater, two wall light points, window to rear, coving and interconnecting archway through to:

KITCHEN
2.55m max x 2.28m max (8'4" max x 7'5" max)
Having inset single drainer sink top with cupboards below, further base units and appliance space with worktops over, tall storage cupboard, wall cupboards with under lighting, plumbing facilities for washing machine and tiling to walls.

BEDROOM ONE
3.75m max to wardrobe front x 2.51m max (12'3" max to wardrobe front x 8'2" max)
Having electric heater, two rear windows and built in sliding mirrored door wardrobes.

BEDROOM TWO
3.14m max x 2.16m max (10'3" max x 7'1" max)
Having electric heater, rear window and built in wardrobe/cupboard.

SHOWER ROOM/WC
2.13m max including shower x 1.71m max (6'11" max including shower x 5'7" max)
Having low flush WC, vanity style wash hand basin with mixer tap and cupboard below, also separate tiled shower cubicle. Vertical towel/radiator, partial tiling to walls and tiled floor, auto vent and good sized built in airing cupboard housing the hot water cylinder.

OUTSIDE
There is a communal garden area with a paved terrace. Also a residents car parking area.

ADDITIONAL INFORMATION
We are advised the property is leasehold with 90 years remaining (125 years from 29th September 1990) and subject to a variable service charge which we are advised currently amounts to £408.04 per calendar month.
Council Tax Band: C

Lingfield Court has recently undergone 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.

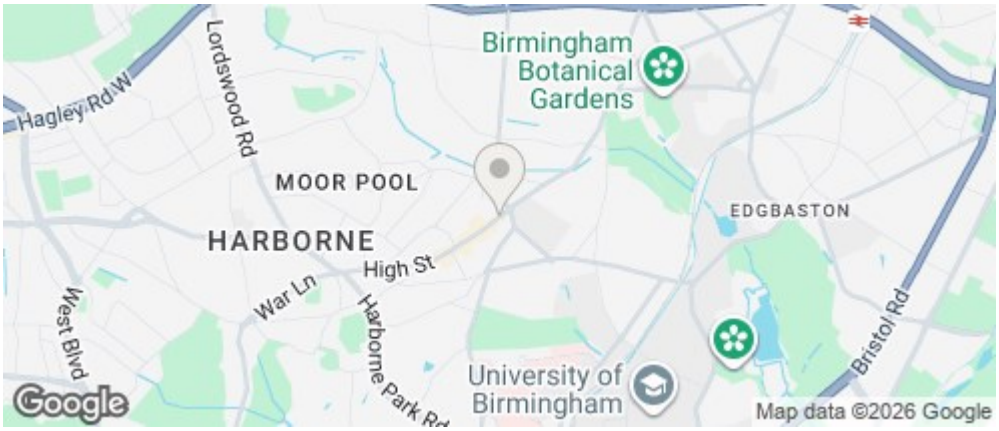
ANCHOR is responsible for:
Main structure of the property.
Separate heating installation inside properties.
Gas, water pipes, drains.
Electrical cables and wires.
Water taps.
Electrical switches, batten holders, power points.
External windows and doors (including glass, locks and handles).



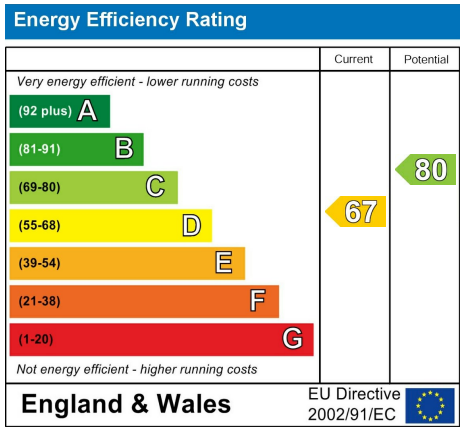
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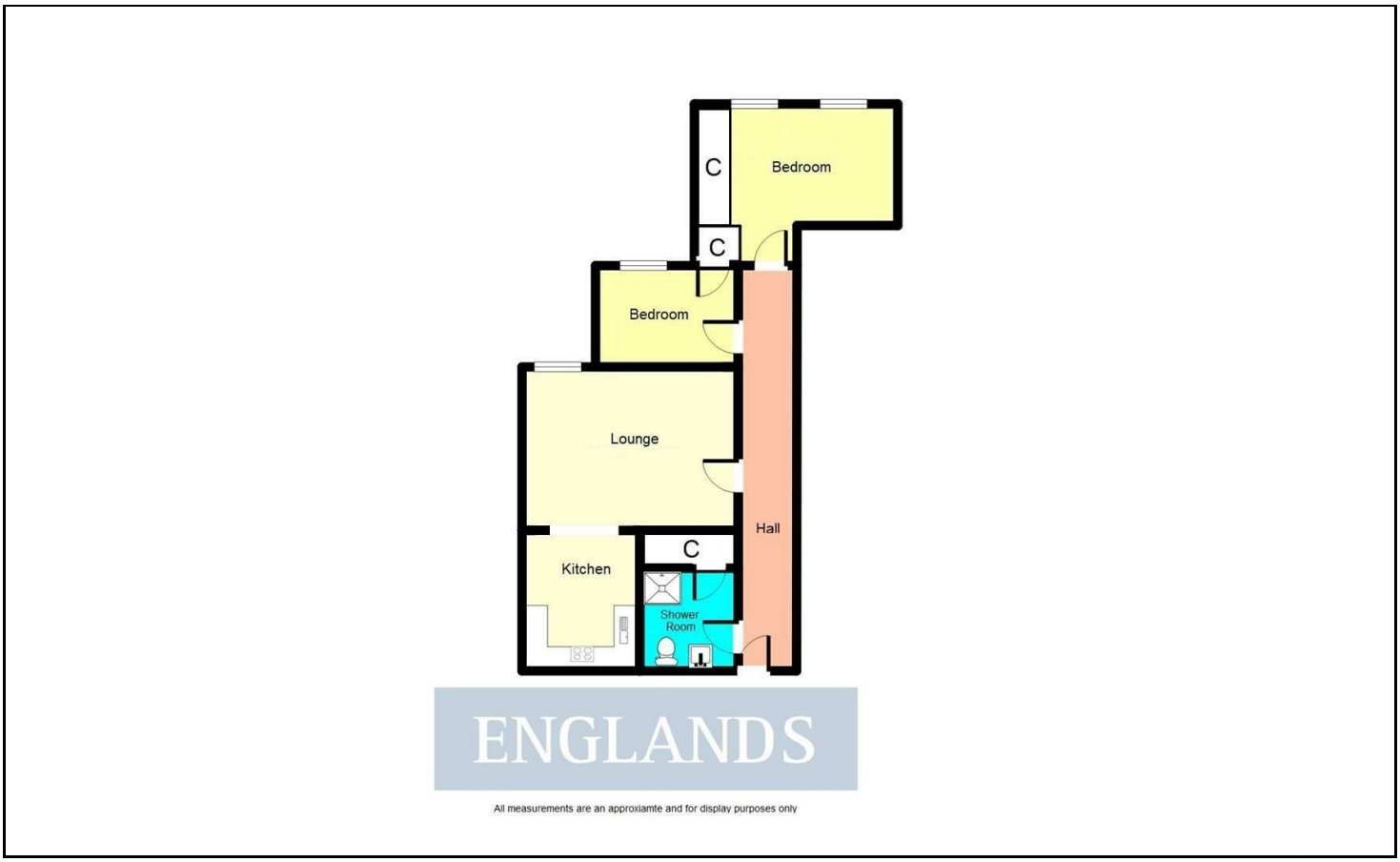
ROAD MAP



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.