

ENGLANDS



260 High Street

Harborne, Birmingham, B17 9PT

£225,000





PROPERTY DESCRIPTION

An excellently located modern first floor apartment in Harborne which benefits from having a living room, fitted kitchen, two bedrooms (one with ensuite), bathroom, secure gated access and two allocated parking spaces.

Harborne High Street is situated between Station Road and Albany Road. 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.

An internal viewing is highly recommended to fully appreciate the details of the accommodation on offer.





The property is situated on the first floor of this low rise three-storey purpose-built block. Approach is via a communal entrance hall with security answerphone system and stairs lead to the first floor. Plus, there is lift access to all floor including underground car park.

ENTRANCE HALL

Having recessed ceiling spotlights, electric heater, security answerphone and built in storage cupboard having plumbing for washing machine and ceiling light point. Further storage cupboard housing water tank, fuse boards and wall light.

LOUNGE

3.64m max x 5.21m max (11'11" max x 17'1" max)
Having ceiling light point, electric heater and two Juliet balconies with windows either side.

KITCHEN

2.97m max x 2.44m max (9'8" max x 8'0" max)
Having wooden style flooring, recessed ceiling light points, UPVC double glazed window, a range of wall and base units with wooden style worktop over, integrated microwave, integrated Beco dishwasher, single bowl sink drainer with mixer tap over, electric oven, induction hob with extractor fan over, integrated fridge freezer and electric heater.

BEDROOM ONE

3.34m max x 3.11m max (10'11" max x 10'2" max)
Having ceiling light point, UPVC double glazed window, electric heater and built in wardrobe with sliding mirrored doors. Door leading into:

ENSUITE

Having vinyl flooring, recessed ceiling spotlights, extractor fan, shower cubicle with wall mounted showerhead, partial tiling to walls, low flush WC, hand wash basin with storage underneath, shaving plug and towel rail.

BEDROOM TWO

3.51m max x 3.03m max (11'6" max x 9'11" max)
Having electric heater, ceiling light point, UPVC double glazed window and built in wardrobe with sliding mirrored doors.

BATHROOM

Having vinyl flooring, towel rail, recessed ceiling spotlights, panelled bathtub with mixer tap over and wall mounted showerhead, extractor fan, shaving plug, partial tiling to walls, low flush WC, hand wash basin with mixer tap over and storage underneath.

OUTSIDE

Harborne Central offers a secured gated environment and underground car park with the property having two parking spaces.

ADDITIONAL INFORMATION

Council Tax Band: D

Tenure: We have been advised the property is leasehold with 981 years remaining (999 years from 1st January 2007) , a ground rent of £250.00 per annum and a service charge of £1822.31 paid half yearly.



ENGLANDS

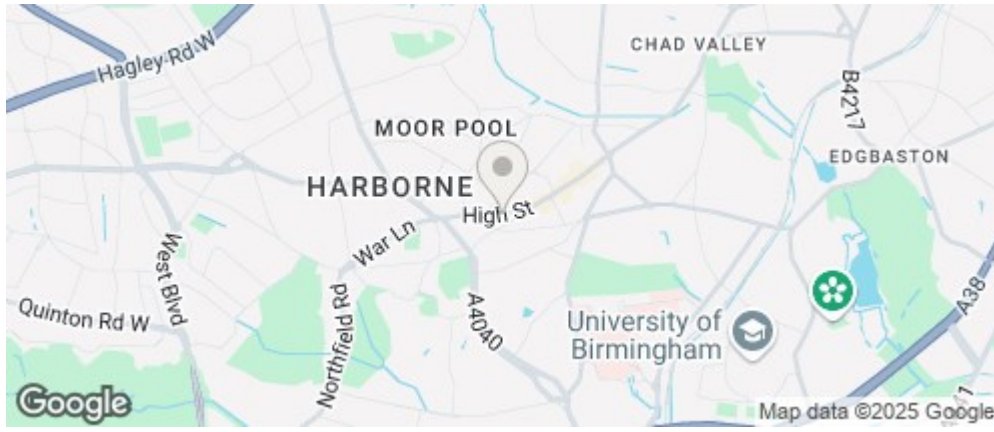





ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 	

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.