

ENGLANDS



17 Lingfield Court High Street
Harborne, Birmingham, B17 9NE

£90,000





PROPERTY DESCRIPTION

A well situated, modern second floor retirement apartment for over 60s in a very convenient Harborne High Street location. Electric heaters as specified, reception hall, living room, recently refitted 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 second floor to the front 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, coving, security answerphone and electric heater.

LIVING ROOM

4.95m max x 4.29m max (16'2" max x 14'0" max)
Having electric heater coving, double glazed window with view to the High Street, two wall light points, ornate timber fire surround with marble-style insert and raised hearth. Interconnecting archway through to:

NEWLY FITTED KITCHEN

2.49m max x 2.29m max (8'2" max x 7'6" max)
Having a range of matching wall and base units with wooden style worktop over, Bosch electric oven, plumbing for washing machine, single bowl sink drainer with mixer tap over, electric hob with extractor fan over, partial tiling to walls, strip ceiling light and vinyl flooring.

BEDROOM ONE

3.76m max x 2.54m max (12'4" max x 8'3" max)
Having two secondary glazed windows overlooking the High Street, electric heater and two built-in wardrobes, also dressing table with drawer and cupboard above.

BEDROOM TWO

3.25m max x 2.13m max (10'7" max x 6'11" max)
Having electric heater and secondary glazed window overlooking the High Street. Built-in wardrobe/cupboard.

SHOWER ROOM

Having pedestal basin, low flush WC and separate tiled shower cubicle, fan heater, mirror with light point above, tiling to walls, autovent and built-in airing cupboard housing the hot water cylinder.

OUTSIDE

The property benefits from resident's car parking to the rear, also enclosed communal gardens/grounds.

ADDITIONAL INFORMATION

We are advised that the property is leasehold for a term of 125 years from September 1990 (90 years) and a subject to a variable service charge, which we are advised amounted to £408.04.
Council Tax Band C.

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.

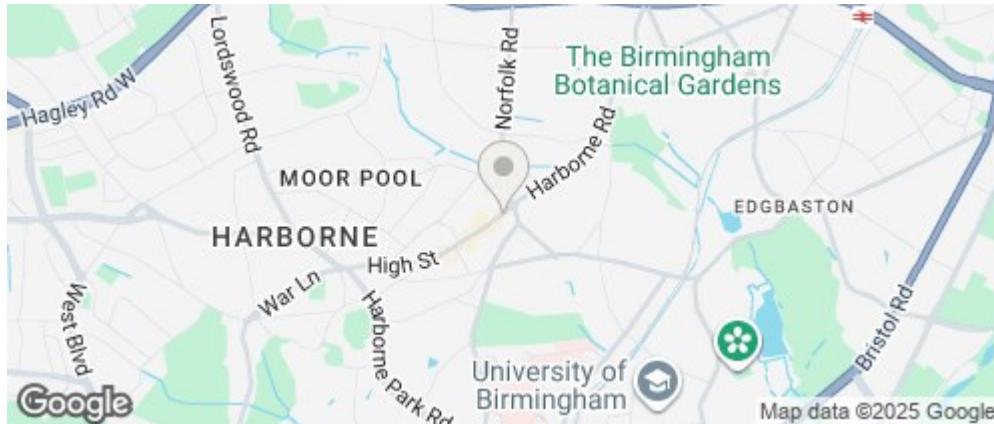
ANCHOR is responsible for:

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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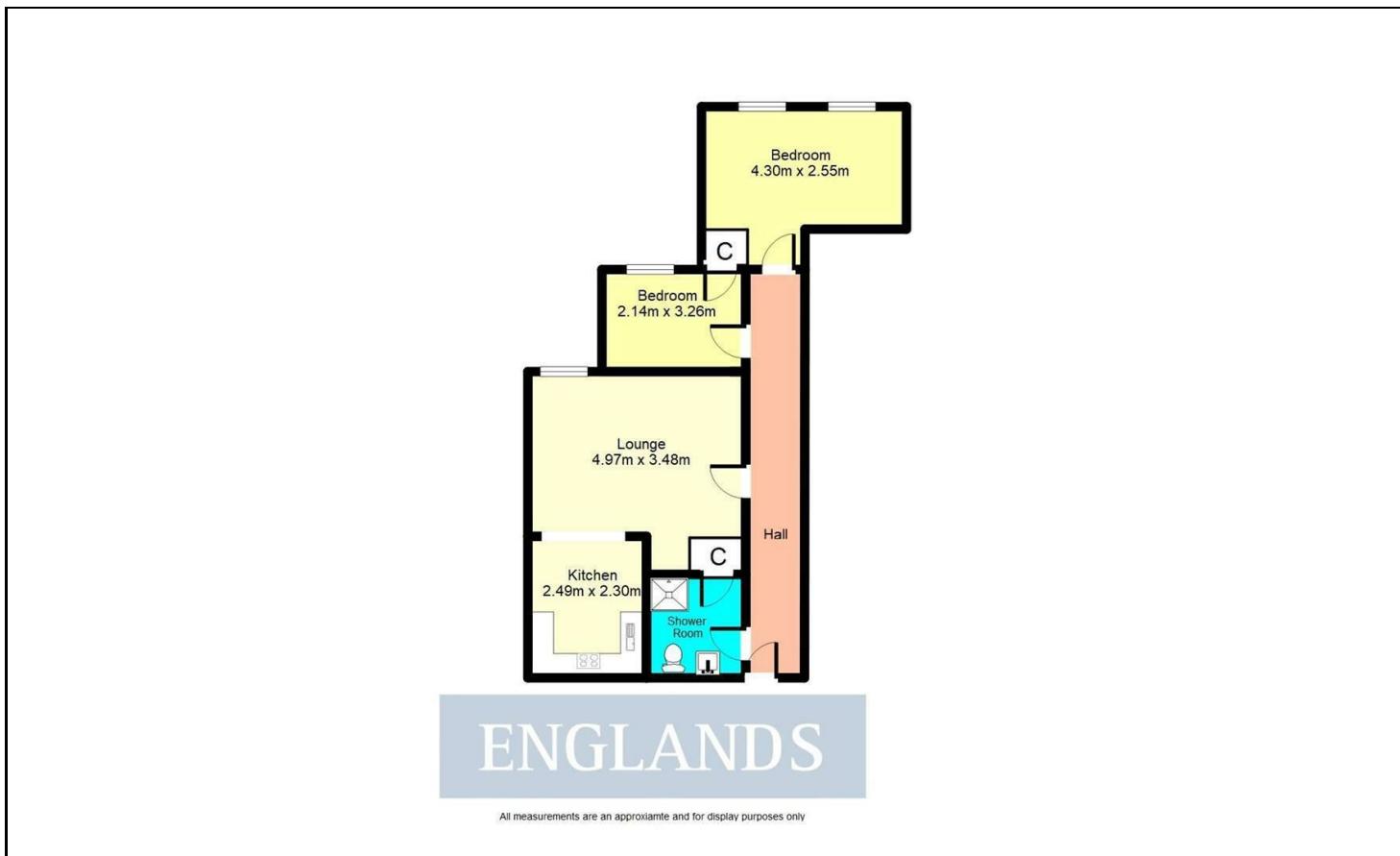
ROAD MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.