

# ENGLANDS



8 Lingfield Court 60 High Street

Harborne, Birmingham, B17 9NE

£107,800





## PROPERTY DESCRIPTION

A well-situated first floor retirement apartment for over 60s in a very convenient Harborne High Street location. The property benefits from a reception hall, L-shaped living room with door leading to private patio, fitted kitchen, two bedrooms, shower room, warden and good communal facilities including residents lounge, kitchen, garden and private parking area. Please be advised that this property can be purchased by a primary buyer aged 60 or older, with the secondary buyer required to be at least 55.

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, 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 front of this purpose-built development with approach via a communal entrance hall having security answerphone 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:



Tel: 01214271974



## RECEPTION HALL

Having entrance door with spyhole, meter/storage cupboard, ceiling light points, coving to ceiling, security answerphone and electric heater.

## L-SHAPED LOUNGE

4.93m max x 3.47m max (16'2" max x 11'4" max)  
Having electric heater, wall and ceiling light points and door leading off the lounge to the private balcony. Opening up to:

## KITCHEN

2.49m max x 2.29m max (8'2" max x 7'6" max)  
Having inset single drainer sink with cupboard below, appliance space with worktops over, wall cupboards, partial tiling to walls, plumbing facilities for washing machine, fitted electric CDA hob with hood above and intergraded Indesit over/grill.

## BEDROOM ONE

3.59m max x 3.84m max (11'9" max x 12'7" max)  
A good sized bedroom with electric heater, windows, built in wardrobes with sliding mirrored doors, and ceiling light point.

## BEDROOM TWO

2.20m max x 3.23m max (7'2" max x 10'7" max)  
Having electric heater, window and built in wardrobe/cupboard.

## SHOWER ROOM

Having pedestal hand wash 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.

## PRIVATE BALCONY

Having Harborne high street views and tiled flooring.

## COMMUNAL FACILITIES

There is a residents lounge and kitchen also enclosed communal garden and some residents communal parking to the rear of the development.

## 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 is currently undergoing renovations to all windows and doors.

## MAINTAINANCE RESPONSIBILITIES

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).



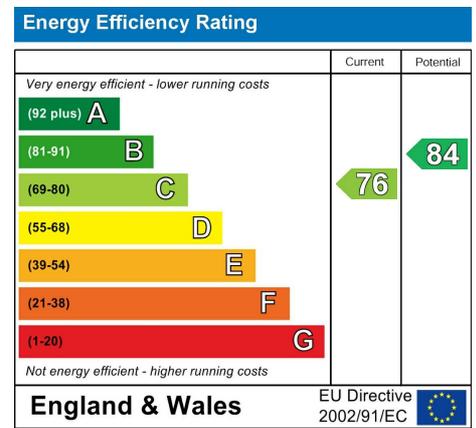
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## ROAD MAP



## 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.”

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