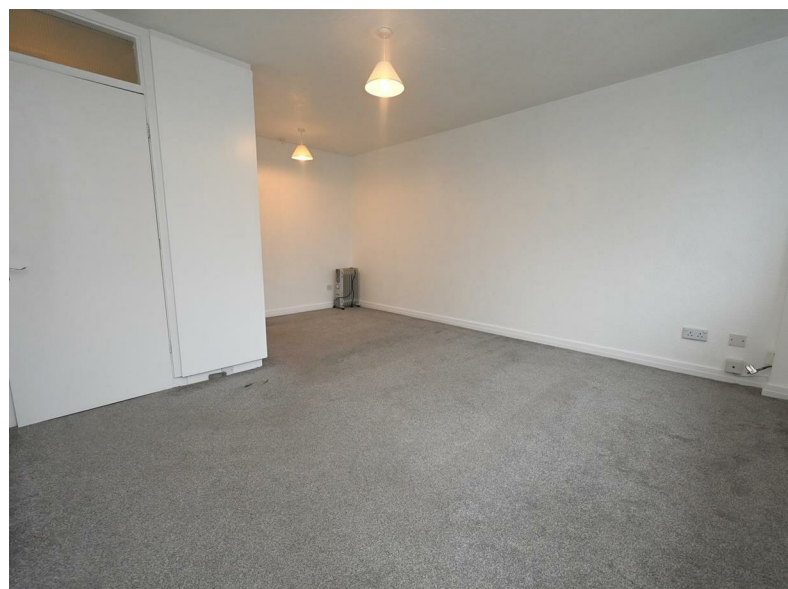


# ENGLANDS



Flat 9 Harborne Court 192 Harborne Park Road  
Harborne, Birmingham, B17 0BP

£110,000





## PROPERTY DESCRIPTION

A studio apartment ideally located in the highly sought after area of Harborne, in close proximity to the High Street and the Queen Elizabeth Hospital. Situated on the first floor at the rear of the development, the property includes an entrance hallway with storage, kitchen, living room with bedroom area and storage, and bathroom. It also benefits from a garage in a separate block and an extended lease.

Harborne Court is situated on Harborne Park Road between Leahurst Crescent and Cross Farm Road. The property is very well located for the Queen Elizabeth Hospital, which is approximately a 20-minute walk. University of Birmingham is also close by and the Selly Oak Retail Park with its wide range of shops. The University train station is within easy reach, which provides access into the city centre in just 7 minutes. Harborne village is nearby with its enviable choice of restaurants and retailers.

An internal inspection is essential and thoroughly recommended to fully appreciate the accommodation which comprises in more detail:



Tel: 01214271974



Approach is via a communal entrance hall with security answerphone system. A staircase and secured communal inner landing area affords access to the property. Entrance door leads into:

#### HALLWAY

Having ceiling light point, security answerphone and built-in storage cupboard.

#### LIVING ROOM/BEDROOM

4.97m max x 3.95m max (16'3" max x 12'11" max)

Having two ceiling light points, electric heater, UPVC double glazed window and built-in wardrobe with cupboards above. Door leading to:

#### KITCHEN

2.09m max x 1.69m max (6'10" max x 5'6" max)

Having ceiling light point, partial tiling to walls, UPVC double glazed window, vinyl flooring, a range of wall and base units with worked top over, electric oven with hob and extractor fan over, single bowl sink drainer with mixer tap over, plumbing for washing machine, space for fridge freezer and built-in storage cupboard.

#### BATHROOM

Having ceiling light point, fully tiled walls and flooring, panelled bath tub with wall mounted electric shower, UPVC double glazed obscured window, extractor fan, shaving plug, wall mounted electric heater, low flush WC, hand wash basin with mixer tap over and storage underneath, and airing cupboard housing hot water tank.

#### OUTSIDE

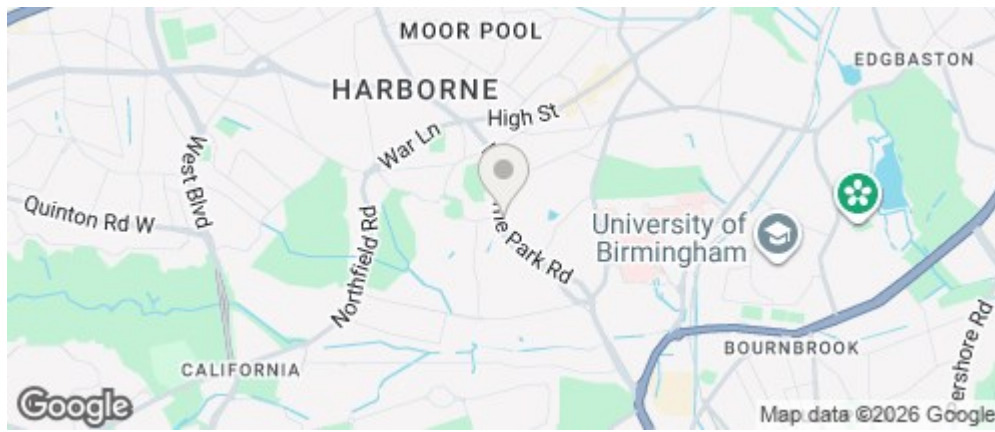
There is a garage in a separate block. Some communal parking.

#### ADDITIONAL INFORMATION

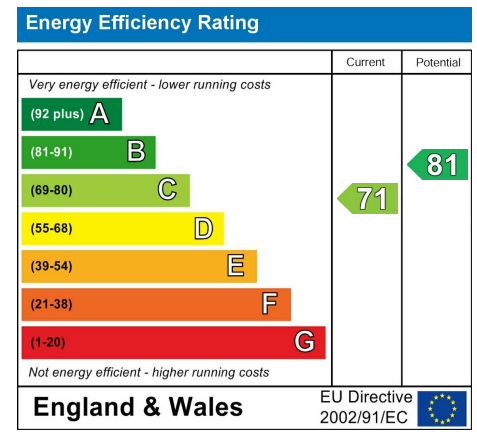
Council Tax Band: A

Tenure: We have been advised the property is leasehold with 147 years remaining and a service charge currently of £1,365 per annum.

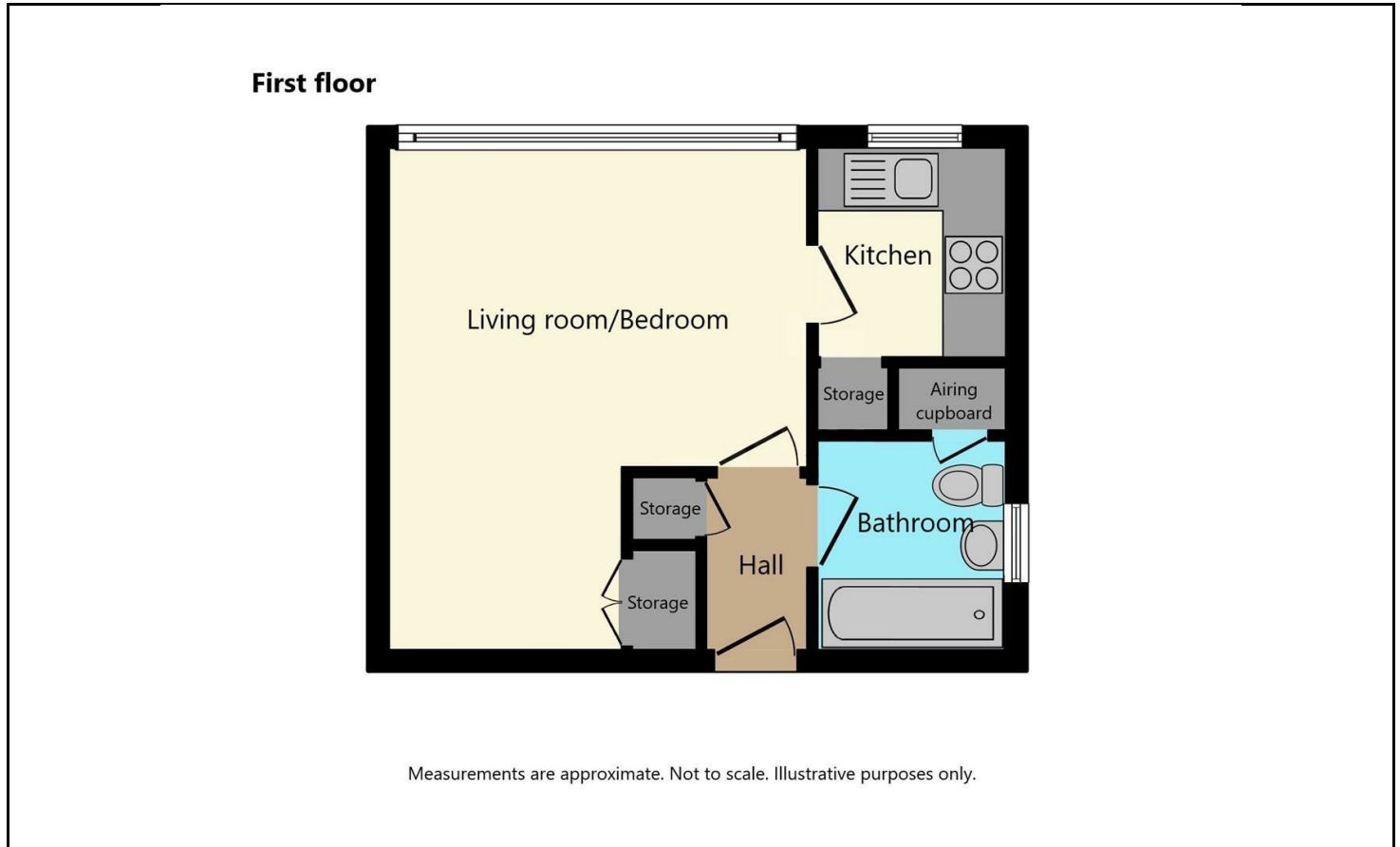
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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"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

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