ENGLANDS

31 Lingfield Court High Street

Harborne, Birmingham, B17 9NE

£89,500

2 1 1 D

PROPERTY DESCRIPTION

A well situated, modern second floor retirement apartment for over 60s in a very convenient Harborne High Street location. The property includes reception hall, living room, kitchen, two bedrooms with built in wardrobes, refitted shower room/WC, warden and good communal facilities including residents lounge, kitchen, garden and 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 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 rear 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:

Tel: 01214271974

31 Lingfield Court High Street

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

LIVING ROOM
4.92m max x 3.57m max (16'1" max x 11'8" max)
Having window to rear, two wall lights, ceiling light point, electric heater and ornate timber fire surround with marble-style insert and raised hearth. Doors leading to:

KITCHEN
2.31m max x 2.53m max (7'6" max x 8'3" max)
Having a range of wall and base units with worktop over, partial tiling to walls, single bowl sink drainer, strip ceiling lighting and space for washing machine, fridge freezer and oven.

BEDROOM ONE
3.49m max x 4.35m max (11'5" max x 14'3" max)
Having window to rear, electric heater, ceiling light point and built in wardrobes with sliding mirrored doors.

BEDROOM TWO
3.17m max x 2.17m max (10'4" max x 7'1" max)
Having window to rear, electric heater, built in storage cupboard and ceiling light point.

REFITTED SHOWER ROOM
Having hand wash basin with mixer tap over, low flush WC, fully tiled walk-in shower cubicle with wall mounted showerhead, partial tiling to walls, vinyl flooring, ceiling light point, auto vent, electric heater and airing cupboard housing water tank.

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

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

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).

ENGLANDS

Headway
improving life after brain injury
LINGFIELD COURT
The co-operative funeralcare
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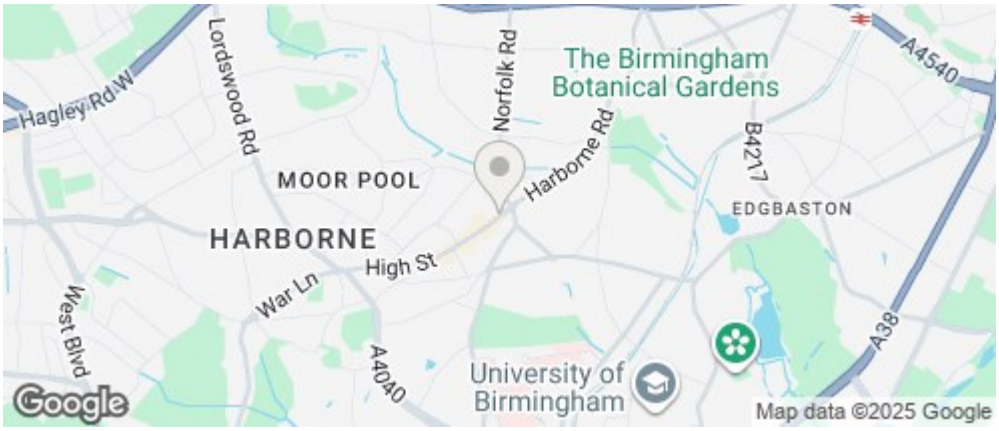
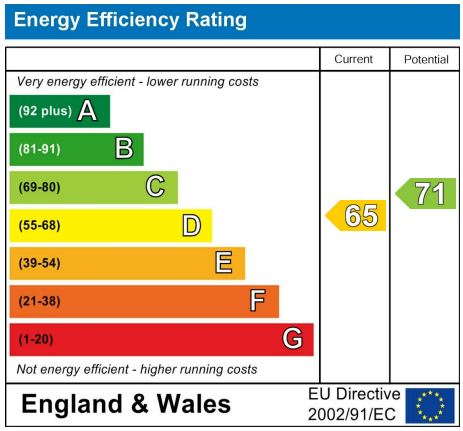
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN

31 Lingfield Court B17 9ne

Measurements are approximate. Not to scale. Illustrative purposes only
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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."

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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.