







High Street, , Harborne, B17 9NE

- Retirement Property for Over 60's
- Two Bedrooms
- Private Residents Access to Communal Lounge, Kitchen, Terrace and Garden
- No Upward Chain
- Fantastic Development on Harborne High Street
- Allocated Parking Space
- Excellent Array of Supermarkets, Shops and Cafes on the Doorstep
- EPC Rating - D

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Offers In The Region Of £90,000

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DESCRIPTION

A deceptively spacious first floor retirement apartment in Lingfield Court, available for over 60's in this excellent location directly positioned on the renowned Harborne High Street. The property includes two good sized bedrooms and a spacious open plan-lounge kitchen, with an outside roof terrace at the rear with non-allocated residents parking available at the rear of the development. Being Sold with No Upward Chain.

The property itself is a slightly larger style, positioned on the first floor of this highly desirable retirement development which includes an on-site warden, residents lounge and kitchen with an enclosed communal garden and some residents communal parking at the rear of the development.
Accessible via a secure communal entrance with security answer phone system. There is both stair and lift access available to the first floor where the apartment is positioned, and it includes electric based storage heaters and a CareCall system.

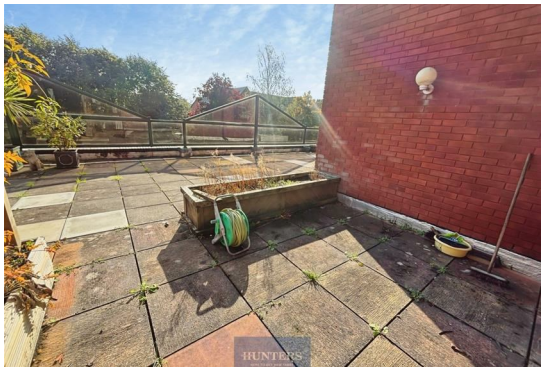
The apartment itself comprises entrance hallway, a fully tiled modernised shower room, a spacious lounge that provides access to the communal roof terrace and an archway through to a fitted kitchen, with two reasonably sized bedrooms, including a larger master room with fitted wardrobes and dresser.

Leasehold Information - We are advised the property is leasehold for a term of 125 Years from 3rd February 1995 (Approx 86 Years left). There is a variable service charge which amounts currently to £397.70 per calendar month. (Please ensure your solicitor verifies the lease and service charge information prior to purchase).





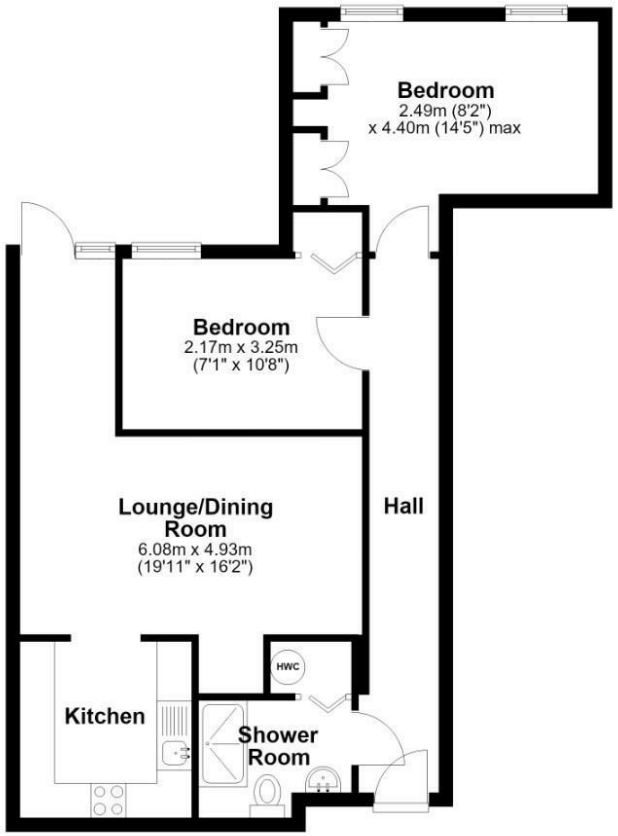





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Floor Plan

Approx. 59.4 sq. metres (639.2 sq. feet)



Total area: approx. 59.4 sq. metres (639.2 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Viewings

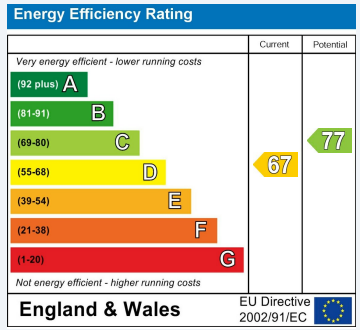
Please contact harborne@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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