



HERITAGE ESTATE AGENCY



7 Highbury Court is located on the ground floor

**7 Highbury Court, Howard Road East, Kings Heath, Birmingham,
B13 0RQ**

A One Bedroom Ground Floor Flat





Highbury Court comprises in further detail:

The property is set back from the road in communal grounds leading to communal main entrance. Communal entrance hall leads to private entrance door opening to:

Entrance Hallway

Coved ceiling, two ceiling light points, security intercom system, built-in cupboard housing electric meter, wall mounted electric storage heater and doors to:

Store Room

Coved ceiling, ceiling light point and hot water cylinder.

L Shaped Lounge/Dining Room 14'4" max x 20'6" max

Door and window to rear aspect opening to rear garden, coved ceiling, two ceiling light points, wall mounted electric storage heater, feature fire surround with coal effect electric fire and double doors to:

Kitchen 8'7" x 7'7"

Window to side aspect, coved ceiling, ceiling strip light, wall mounted heater and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated eye level oven and four ring electric hob with extractor hood over, under counter fridge and freezer.

Bedroom 17'8" max x 8'10" excl recess

Window to rear aspect, coved ceiling, ceiling light point, wall mounted electric storage heater and built-in wardrobe with folding mirrored doors.

Shower Room 5'6" x 4'10"

Coved ceiling, ceiling light point, extractor fan, tiled walls, wall mounted electric heater, wall mounted heated

towel rail and a suite comprising: walk-in shower cubicle with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Set in communal grounds and communal car park.

Lease Details

Approx term remaining:- 100 years (125 years from 01.11.2001)

Ground Rent -

Service Charge - £1,611.56 per six months (for the period 01/09/2025 to 28/2/2026)

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Agent Notes:

1. We would advise interested parties that the sellers of the property will be acting as Executors and that a Probate application will be made shortly.
2. Heritage Estate Agency feel it prudent to advise potentially interested parties that Highbury Court is in close proximity to Moseley Post Office Delivery Office.
3. We understand that the communal garden area is subject to a Tree Preservation Order.





4. We are advised by the vendor that the lease restricts the following:

- single occupants to be aged 60+ or if a couple to be 55+
- not to have any external aerials or dishes
- not to make any structural alterations to the premises without the prior written consent of the Landlord
- not to have a pet without the prior written consent of the Landlord
- not to underlet part only of the premises
- not to underlet/assign the premises without consent of the landlord

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

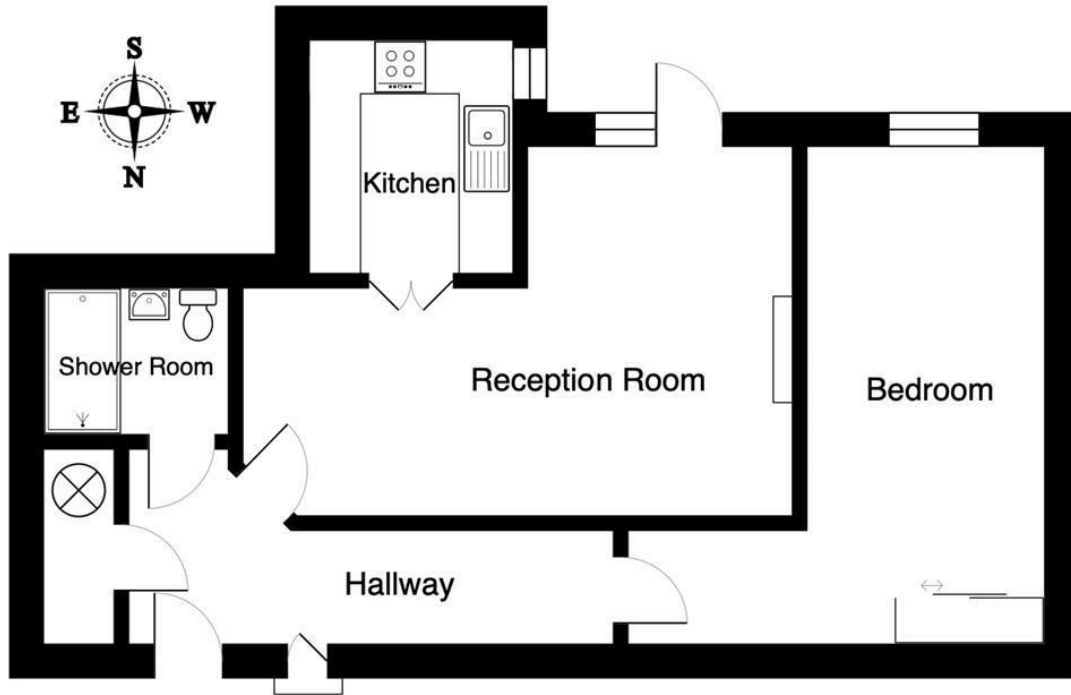
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B





Ground Floor Apartment



7 Highbury Court, Kings Heath, B13 0RQ.

Total Area: approximately 62.6 m² ... 674 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

