



HERITAGE ESTATE AGENCY



Apt 3, 47 Bayston Road, Kings Heath, Birmingham, B14 5AS

£175,000

A Two Bedroom First Floor Flat





Bayston Road comprises in further detail:

The property is set back from the road and approached via communal grounds with communal entrance door opening to communal hallway with stairs rising to first floor landing leading to private entrance door opening to:

Entrance Hallway

Two ceiling light points, built-in storage cupboard, wood effect flooring, radiator and doors to:

Lounge 15'6" max x 12'11" max

Three windows to front aspect, two ceiling light points, wood effect flooring, two radiators and French style doors opening to balcony,

Balcony

Ceiling light point and railings.

Kitchen 9'11" x 12'7"

Window to rear aspect, ceiling light point, wall mounted boiler, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, space for cooker with extractor hood over, space for washing machine and fridge/freezer.

Bedroom One 13'2" max x 12'4" max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 11' max x 7'7" max

Window to front aspect, ceiling light point, wood effect flooring and radiator.

Bathroom 7'9" max x 7'7" max

Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c.

Communal Grounds

Set in communal grounds with communal bike shed and parking area providing one allocated parking space which is numbered 3.

Lease Details

Approx term remaining:- 80 years (99 years from 01.01.2007) The vendor informs us the lease will be extended on completion by 90 years (170 years in total)

Ground Rent - Peppercorn once lease has been extended

Service Charge: - £149.82 per month

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 are advised by the vendor that the lease restricts the following:





- not to make any structural or external alterations or any additions to the premises
- not to underlet the whole of the premises
- not to keep cats, dogs, bird, reptiles or other large pets on the Premises. Certain pets may be allowed with the Landlord's prior written consent.

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, gas, 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

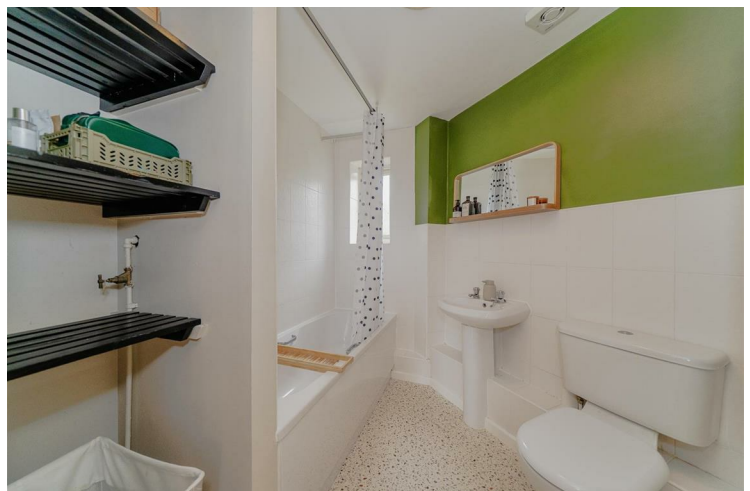
The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

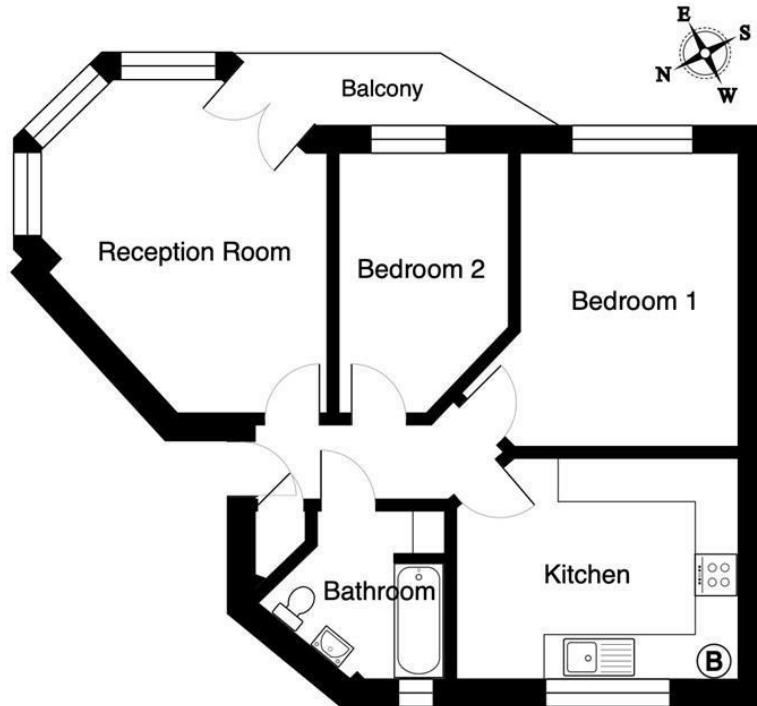
COUNCIL TAX BAND

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





Mid Floor Flat
 Floor Area: 58.8 m² ... 633 ft²



Flat 3, 47 Bayston Road,
 Kings Heath, B14 5AS.

Total Area: approximately 58.8 m² ... 633 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		76	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

