



Apartment 101 Grosvenor Court

58 The Green, Kings Norton, B38 8RU

Offers Over £145,000



GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT ON KINGS NORTON GREEN!! We are pleased to present to the market this ground floor, two bedroom retirement apartment for the over 60's on Kings Norton Green. Offering excellent access to Kings Norton's historic Green with all of its associated amenities including coffee shops, bars, restaurants, post office and shopping facilities as well as good transport links into the City Centre. Benefiting from communal residents lounge and kitchen and communal laundry room, communal parking area and gardens. The accommodation briefly comprises of; entrance hallway with storage, living room with French doors giving direct access to the communal gardens, kitchen, two bedrooms and shower room. Further benefitting from Double Glazing, electric heating and no upward chain. Energy Efficiency Rating C. To arrange your viewing to view this lovely apartment please contact our Kings Norton Office.



Approach

This well presented and newly refurbished two bedroom warden controlled ground floor apartment is approached via a front entry door opening into:

Hallway

With two ceiling light points, laminate wood effect flooring, wall mounted storage heater, wall mounted intercom system, door opening into useful storage cupboard, door opening into airing cupboard with storage and hot water system and further doors opening into:

Living Room

10'1" x 14'1" (3.086 x 4.309)

With sliding patio door giving access and views to the communal gardens, wall mounted storage heater, wood effect laminate flooring, ceiling light point and door opening into:

Kitchen

10'2" x 7'1" (3.110 x 2.161)

With double glazed window facing the side aspect, ceiling strip light point, a selection of matching wall and base units, stainless steel sink and drainer unit with mixer tap over, tiling to splash back areas, integrated oven, integrated induction hob with extractor over, integrated slimline dishwasher and integrated fridge freezer.

Bedroom One

8'9" x 10'10" (2.677 x 3.311)

With double glazed window facing the rear communal gardens, wall mounted electric storage heater, laminate wood effect flooring, ceiling light point and mirrored sliding doors into wardrobe.

Bedroom Two

5'11" x 10'10" (1.826 x 3.321)

With double glazed window facing the communal gardens and ceiling light point.

Shower Room

8'2" (max) x 7'1" (max) (2.497 (max) x 2.161 (max))

With wash hand basin on vanity unit with mixer tap over, low flush WC with hidden cistern, walk-in shower cubicle with wall mounted electric shower, ceiling light point, heated towel rail and wall mounted extractor fan.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 117 years, the ground rent is approximately per annum and the service charges are approximately £3,675.84 per annum (subject to confirmation from your legal representative).

Council Tax

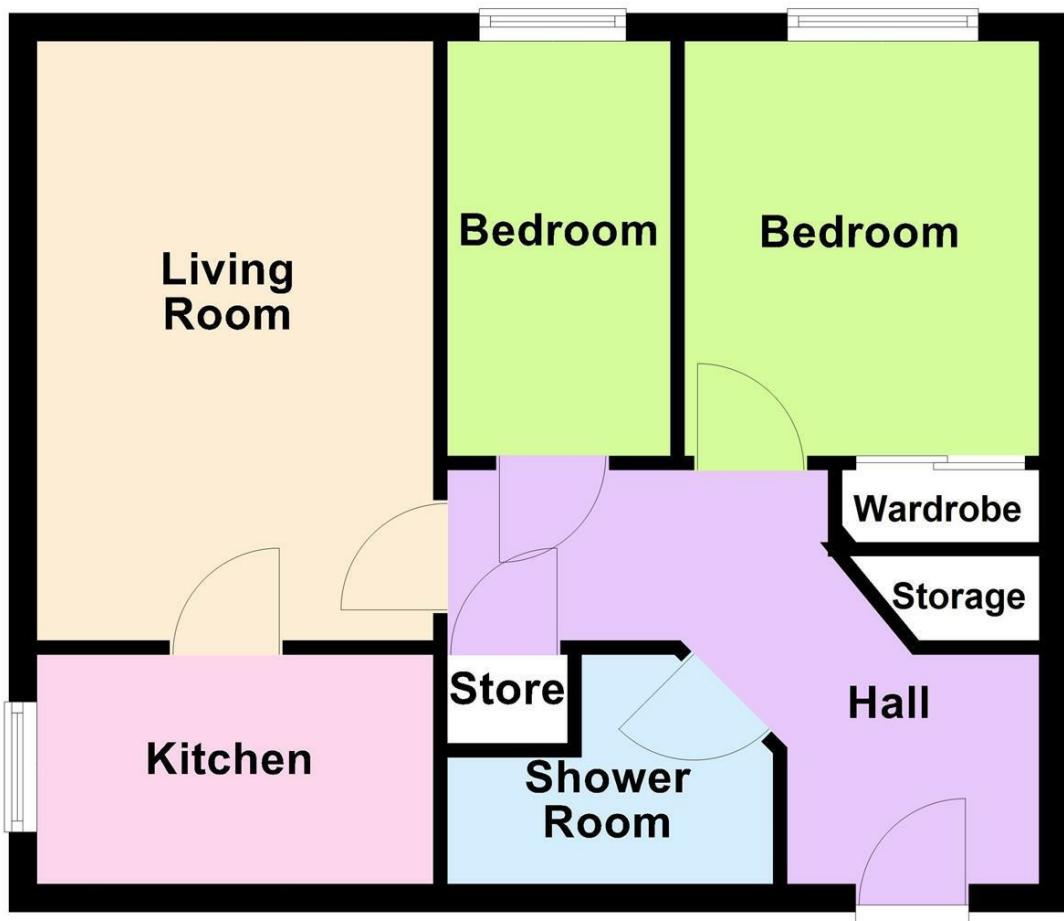
According to the Direct Gov website the Council Tax Band for Grosvenor Court, 58, The Green Kings Norton, Birmingham, West Midlands, B38 8RU is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.

Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





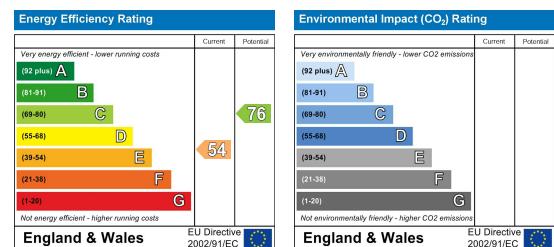
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.