



## Flat 28 Premier Court 100 Monyhull Hall Road

Kings Norton, Birmingham, B30 3QJ

**Offers In The Region Of £110,000**



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### Approach

The property is approached via a secure front entry door opening into communal hallway with house managers office, stairs and lift giving rise to the first floor accommodation and door opening into:

### Apartment Hallway

With ceiling light point, wall mounted electric radiator, laminate wood effect flooring, door opening into storage cupboard housing water tank, two further useful storage cupboards and further doors opening into:

### Living Room

11'8" x 15'3" (3.559 x 4.670)

With double glazed window to the front aspect, laminate wood effect flooring, two ceiling light points, wall mounted electric heater and archway into:

### Kitchen

11'6" x 6'10" (3.520 x 2.096)

With tiled flooring, tiled splash back areas, a selection of matching wall and base units, space facility for washing machine, space facility for fridge freezer, integrated oven with four ring burner hob with extractor over, stainless steel sink and drainer with mixer tap over and ceiling strip light point.

### Bedroom One

9'11" x 13'6" (3.035 x 4.132)

With double glazed windows to the front aspect, ceiling light point and wall mounted electric radiator.

### Bedroom Two

6'10" x 11'6" (2.084 x 3.526)

With double glazed window to the front aspect, ceiling light point and wall mounted electric radiator.

### Shower Room

7'0" x 6'4" (2.145 x 1.953)

With tiled flooring, tiling to walls, walk-in shower cubicle, wash hand basin with mixer tap over, low level push button flush WC, wall mounted heated towel rail, wall mounted extractor fan and ceiling light point.

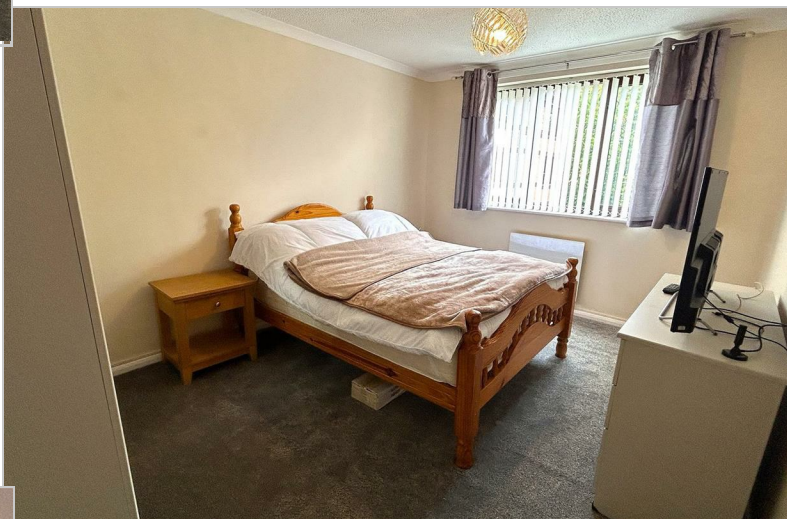
### Tenure

The agent understands that the property is leasehold with a term of 153 years left on the Lease (all subject to legal confirmation) , monthly Service Charge £\*\* per calendar month including Ground Rent. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

### Council Tax

According to the Direct Gov Website the Council Tax Band for Premier Court, 100, Monyhull Hall Road Birmingham, B30 3QJ, Birmingham is a band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation by 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.



Road Map



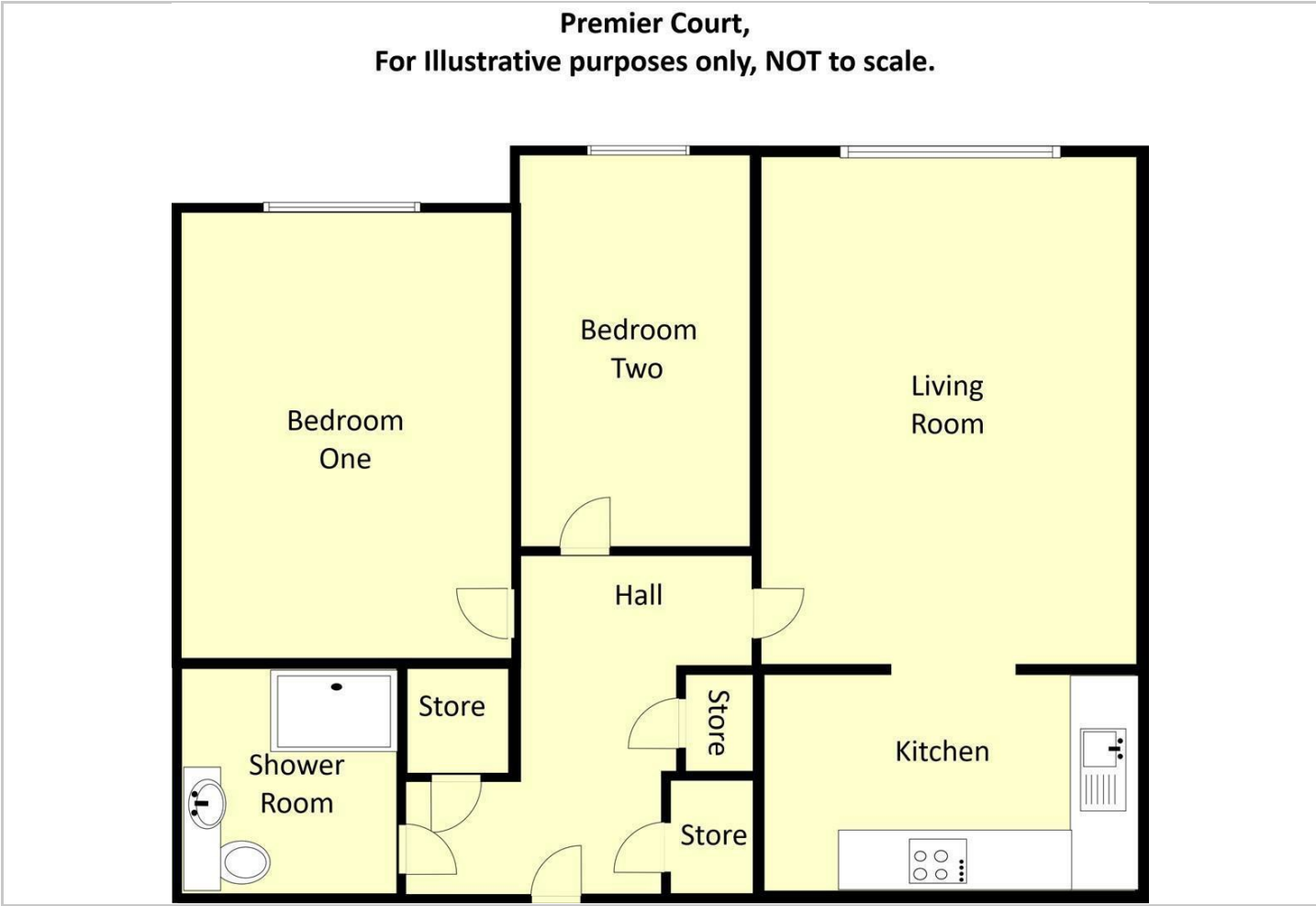
Hybrid Map



Terrain Map



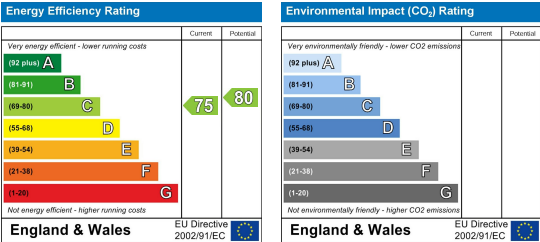
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.