

FOR SALE



Upper Holland Road, Sutton Coldfield

1 Bedroom, 1 Shower Room, Apartment

£70,000

MARTIN&CO



- RETIREMENT APARTMENT
- ONE DOUBLE BEDROOM
- LOUNGE AND FITTED KITCHEN
- MODERN SHOWER ROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND - B
- ELECTRIC STAGE HEATERS (WHERE SPECIFIED)

Martin and Co are pleased to offer for sale this superbly located one bedroom retirement flat which is located a short distance from Sutton Coldfield town centre and which enjoys all of the local amenities including bus and train links, premium shopping and bars and restaurants a plenty. With on-site management and emergency alarm system, the communal facilities include communal lounge, shared kitchen and laundry facilities and shared parking. Accommodation comprises lounge, fitted kitchen, re-fitted shower room and double bedroom with fitted wardrobe. An early viewing is essential in order to avoid disappointment. The property is available with no upward chain. Age restrictions apply.

HALLWAY With built-in cupboard and doors off to;

SHOWER ROOM With suite comprising shower cubicle with electric shower, wash hand basin, low flush w.c and frosted double glazed window to the side.

DOUBLE BEDROOM 12' 1" x 8' 8" (3.68m x 2.64m) With built-in wardrobe, storage heater and double glazed window to the front.

LOUNGE 17' 5" max into bay x 10' 6" max (5.31m x 3.2m) With electric storage heater, double glazed window to the front and archway to;

KITCHEN 7' 3" x 5' 4" (2.21m x 1.63m) Having a range of eye and base level units with work surface over incorporating single drainer sink unit, hob, oven, part

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



tiled walls and laminate flooring.

OUTSIDE The development benefits from lawned communal gardens with tree and shrub borders. Car park to the rear gives shared parking.

COUNCIL TAX BAND - B

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is leasehold with approximately 60 years remaining. Service Charge is currently approximately £2,060.82 per annum and may be subject to review. The Ground Rent is currently approximately £454.50 per annum and is subject to review. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co 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.



First Floor



This plan is for illustrative purposes only and may not be to scale.
Plan produced using PlanUp.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.