

**FOR SALE**



## **Yenton Court , Erdington**

**1 Bedroom, 1 Bathroom, Flat**



- SECOND FLOOR FLAT
- ONE BEDROOM
- LOUNGE/DINER
- KITCHEN
- BATHROOM
- NO UPWARD CHAIN
- SECOND FLOOR FLAT

Martin & Co are pleased to bring to the market this nicely presented second floor flat ideally situated in Erdington, close to the border of Sutton Coldfield. There are an abundance of shops within close proximity to the property and both primary and secondary schools situated close by.

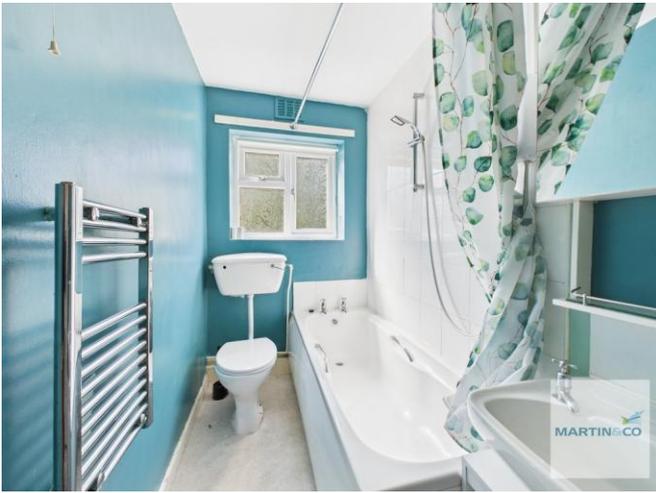
There is a shared secure front door with stairs leading up to the flat. The flat itself comprises of a hallway; a good sized lounge/diner, which is an ideal room to relax in. Continuing through the property is a fitted kitchen with a range of wall and base units and there is one good sized bedroom which is accompanied by the bathroom. The property also offers off road parking to the rear.

The property is offered with no upward chain!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	53 E	
21-38	F		
1-20	G		

SHARED LANDING
HALLWAY
LIVING ROOM 15' 11" x 10' 1" (4.85m x 3.07m)
KITCHEN 9' 6" x 6' 3" (2.9m x 1.91m)
BATHROOM 9' 9" x 4' 6" (2.97m x 1.37m)
BEDROOM 12' 3" x 9' 0" (3.73m x 2.74m)



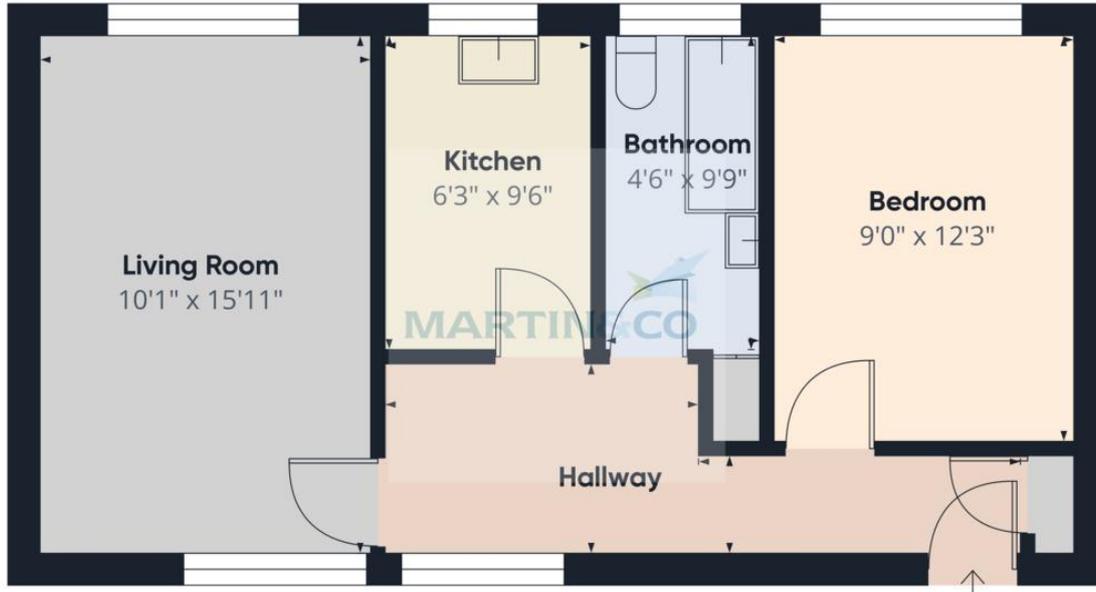
GENERAL INFORMATION COUNCIL TAX BAND - A

FIXTURES AND FITTINGS as per sales brochure.

#### TENURE

Martin and Co has been informed that the property is LEASEHOLD with 155 years from 10/06/2008. We have been advised the service charge is £601.58 every six months and ground rent is £15 per annum. 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.



Approximate total area<sup>m</sup>  
488.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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, nor 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.

