FOR SALE



Oakham Way, Solihull

1 Bedroom, 1 Bathroom, First Floor Flat

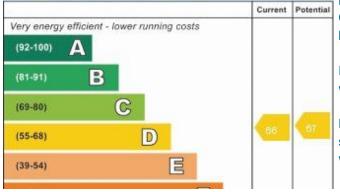


£120,000



- First Floor One Bedroom Flat
- Lounge with Balcony
- Modern Kitchen and Bathroom
- No Upward Chain
- Council Tax Band A
- Ground Rent £10pa, Service Charge £544pa approx
- 94 years left on Lease

Energy Efficiency Rating



APPROACH The property is located in Oakham Way off Highwood Avenue, Solihull in a two storey purpose built flat development with communal entrance hallway to the ground floor with stairs to first floor.

FIRST FLOOR

FLAT NO 8

ENTRANCE HALL with glazed entrance door at front, wall mounted security entry phone and two storage cupboards off.

LOUNGE 14' 11" x 10' 8" (4.56m x 3.26m) with radiator, coved ceiling and double glazed french doors to the BALCONY

KITCHEN 9' 10" x 8' 6" (3.01m x 2.60m) fitted with matching base and wall units having roll edge work surfaces with tiled splash backs, inset single drainer sink unit, fitted electric cooker with canopy extractor hood over, radiator, double glazed window and Pantry Cupboard off which houses the gas central heating boiler.

DOUBLE BEDROOM 13' 6" x 10' 2" (4.12m x 3.11m) with radiator and double glazed window.

BATHROOM comprising panelled bath with electric shower unit over, vanity wash hand basin, low level w.c., radiator and obscure double glazed window.



TENURE We are advised by the vendor that the property is Leasehold having approximately 94 years unexpired with annual ground rent of £10 and service charge of approx £544 per annum.





This floorplan is for illustrative purposes only and is not to scale.

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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 form 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.

