

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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		

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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