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homes

FLAT 58 MILTON COURT, SANDON ROAD, SMETHWICK, WEST MIDLANDS, B66 4AD
£67,500





DESCRIPTION

Situated close to Bearwood Town Centre, with excellent bus routes providing direct access into Birmingham City Centre, this is a spacious top floor retirement flat offered with NO UPWARD CHAIN, set within the popular Milton Court development for over 60's (or over 55's with a registered disability). The complex offers a spacious residents lounge, pleasant communal garden, laundry, communal parking (offered on a first come, first served basis) and there is a lift to all floors. The flat offers Entrance Hall (with intercom receiver), spacious lounge, kitchen, 2 bedrooms and shower room. Double Glazed and Electric Heaters. Council Tax Band C. EPC rating E.

The Flat

Number 58 is approached via a communal Entrance/Stairs/Landing (and Lift to all floors) and comprises the following accommodation :-

Entrance Hall

Intercom receiver, electric heater, useful walk in storage cupboard, additional built in store/airing cupboard and doors off to :-

Lounge 17' 0" x 9' 10" (5.18m x 2.99m)

Double glazed window to the front, electric heater and door leads through to :-

Kitchen 7' 10" x 7' 5" (2.39m x 2.26m)

Double glazed window to the front, base units, work surface area, wall cupboards, single drainer sink with cupboard below, electric cooker point, and complimentary tiling to the walls.

Bedroom One 13' 10"(into recess) x 8' 0"(max) (4.21m x 2.44m)

Double glazed window to the front. Electric heater.

Bedroom Two 10' 0"(plus recess) x 6' 2"(max) (3.05m x 1.88m)

Double glazed window to the front and electric heater.

Shower Room 6' 8" x 5' 8" (2.03m x 1.73m)

Wall heater, wc, wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Within The Complex

The very popular Milton Court Development offers a large communal residents lounge and kitchenette available to all residents, there is also a laundry and a lift enabling access to all floors.

Outside

There is a good sized pleasant, communal garden with patio, lawn and shrub areas for residents to enjoy, and there is communal residents car park available on a first come, first served basis.

Tenure

The agents are advised the property is Leasehold with approx 72 years currently left on the lease, The vendors advise there is a current service/management charge of approx £185 pcm which includes ground rent. The agents are advised there is an age restriction for residents which is over 60 years or over 55 years (with a registered disability). The agents have not seen legal documentation and the buyer is advised to obtain verification from their solicitor on any points regarding the lease or service/management charge.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.



Top Floor



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(59-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

EU Directive 2002/91/EC

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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