



**humberstones**  
homes

76 QUEENSRIDGE COURT, QUEENSWAY, OLDBURY, WEST MIDLANDS, B68 0LE  
**£103,125**







### DESCRIPTION

75% share of a retirement flat available with no upward chain. This is a spacious and very well presented 2 bedroomed second floor retirement flat within the popular purpose built complex. Flat 76 has been recently improved by current vendors to a high standard, including replacement carpets, and replacement pendant lighting. The flat is approached via a communal entrance, with stairs and lift to all floors. The accommodation briefly comprises the following accommodation :- Entrance hall (with intercom receiver), spacious open plan lounge/fitted kitchen area (with replacement integral oven/hob). 2 Double bedrooms and shower/wet room. The complex provides a pleasant communal residents lounge and residents car park (offered on a first come first served basis). Double glazed and Electric Underfloor Heating. Council Tax Band B. EPC rating B.

### Entrance Hall

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

### Open Plan Lounge/Fitted Kitchen Area 24' 7" (max overall)

Comprising :-

### Lounge Area 14' 8" x 10' 7" (4.47m x 3.22m)

Double glazed window to side and rear providing pleasant outlook, electric underfloor heating and opening through to :-

### Fitted Kitchen Area 10' 7" x 8' 10" (3.22m x 2.69m)

Double glazed window to the side, underfloor heating, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring electric ceramic hob and cooker hood above, complimentary tiling to the walls.

### Bedroom One 16' 8" x 9' 3" (5.08m x 2.82m)

Double glazed window to the rear providing pleasant outlook, electric underfloor heating and door leads through to :-

### Shower/Wet Room 9' 2" x 6' 0" (2.79m x 1.83m)

Electric heated towel rail, wc, wash handbasin, shower, complimentary tiling to the walls and return door to the Hall.

### Bedroom Two 9' 8" x 8' 4" (2.94m x 2.54m)

Double glazed window to the rear and electric underfloor heating.

### The Complex

The very popular complex offers a communal residents lounge, there are stairs/lift to all floors and communal residents parking (provided on a first come first served basis).

### Tenure

The agents understand this is a retirement complex for over 55's, and the purchase price is for a 75% share. The vendors advise the property is Leasehold with a current service charge of approx £280.88 per calendar month. The vendors also advise there is currently approx 115 years currently left on the Lease. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

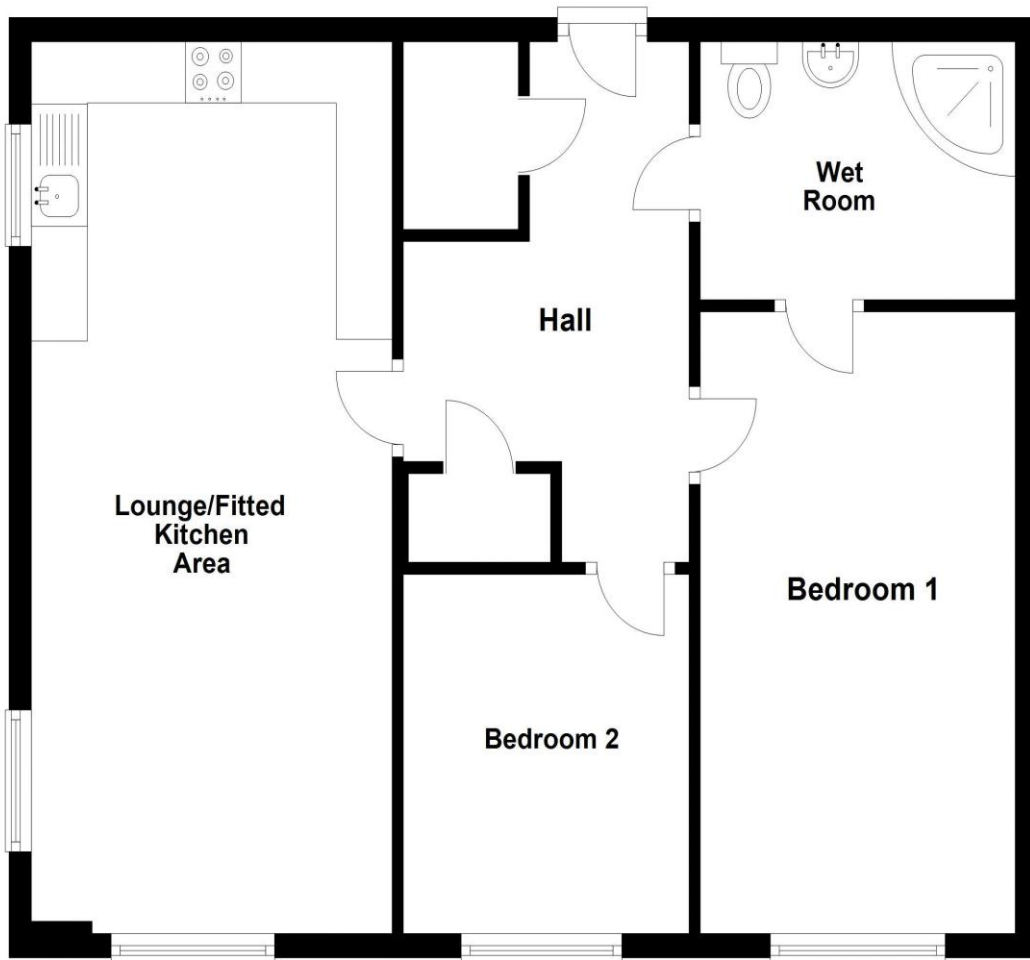
### Property Related Services

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.



# Ground Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



Total area: approx. 64.2 sq. metres (690.6 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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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