



FLAT 1 KINGS COURT, APSLEY ROAD, OLDBURY, WEST MIDLANDS, B68 0QT

£127,500

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LOCATION

Apsley Road can be found in the residential area of Oldbury in a prime position close to its borders with Halesowen & Quinton thereby giving excellent access to local shops & amenities, bus routes into Birmingham City Centre & motorway access at Junction 3 of the M5. It can be found by leaving the agent's office and turning onto the Hagley Road West, then right at Starbucks into Kingsway and first left into Apsley Road where the development can be found on the left hand side as indicated by the agent's For Sale board.

THE PROPERTY

The flat is a spacious ground floor property which is well presented and has no upward chain. Set within a desirable and sought after secure gated development it benefits from allocated parking. Having communal entrance, the accommodation briefly comprises, entrance hall, kitchen, lounge/diner, two bedrooms and refitted shower room. Externally there are well maintained communal gardens for the benefit of the residents. The property benefits from UPVC glazing and gas central heating (combi boiler). EPC Rating: C

Entrance Door leads to Communal Hallway And The Property

Composite paneled door leads to Entrance Hall

Entrance Hall

Having storage cupboard, single panel radiator, two ceiling light points and doors to all rooms.

Kitchen 11' 8" x 8' 2" max (3.55m x 2.49m)

Side Facing - Fitted with range of wall and base units with worksurfaces over, courtesy tiling, inset sink unit, breakfast bar, built in electric oven with gas hob over and chimney canopy above, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, laminate tiled floor, single panel radiator, concealed wall mounted combination gas central heating boiler and ceiling light point.

Lounge/Diner 13' 8" x 10' 9" (4.16m x 3.27m)

Front Facing - Having double panel radiator and two ceiling light points.

Bedroom One 13' 10" x 9' 0" (4.21m x 2.74m)

Front Facing - Having single panel radiator and ceiling light point.

Bedroom Two 13' 9" x 6' 3" (4.19m x 1.90m)

Front Facing - Having single panel radiator and ceiling light point.

Shower Room

Refitted with walk in double shower, low level wc, pedestal wash hand basin, part tiling to walls, tiled floor, single panel radiator, extractor and ceiling light point.

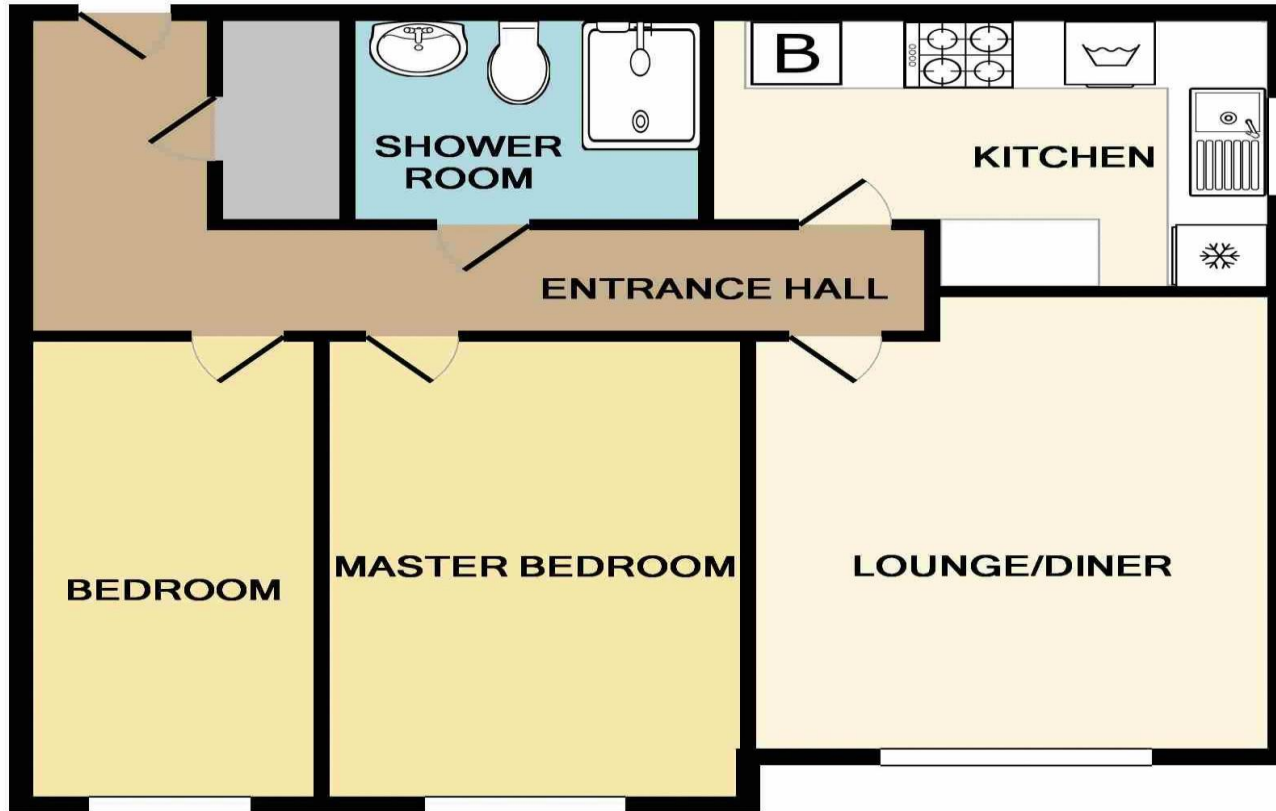
External

Secure development set back from the road behind electric gates with communal gardens, allocated parking space, further visitor parking and bin store.

Lease

The property is Leasehold and we are informed by clients is held under a 125 year lease which commenced 1st April 2005 (Around 112 years unexpired at time of writing). We understand it is subject to an annual service charge of £1,227.90 and annual ground rent of £150.

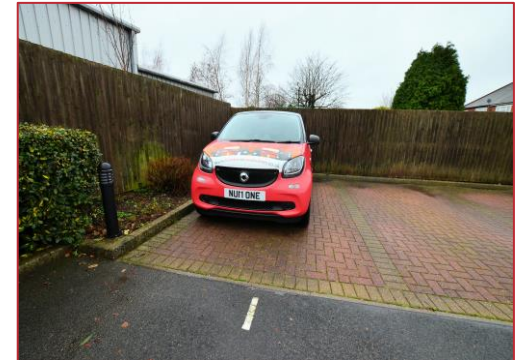




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

**Humberstones Homes, 787-789 Hagley Rd West, B32 1AJ - 0121 422 1188 –
 quinton@humberstoneshomes.co.uk**



Address: 1 Kings Court, Apsley Road, OLDBURY, West Midlands, B68 0QT
 RRN: 9969-2816-7420-8808-7221

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

