

humberstones homes

Offers in Excess of £60,000











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# Shower Room 6' 7"(max) x 5' 9"(max) (2.01m x 1.75m)

Pedestal wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

# The Complex

Milton Court has a large residents lounge, laundry, communal store and a lift to all floors.

#### Outside

# **Communal Parking**

There is a communal residents car park available on a first come, first served basis.

## **Communal Garden**

Pleasant communal garden with patio, lawn and shrubbed areas.

# 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 £180 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 £210 per transaction.

## LOCATION

The Milton Court complex is conveniently situated and is handy for all local shopping facilities and amenities available within Bearwood Town Centre, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The Complex is located turning off Bearwood Road into Sandon Road where Milton Court is situated a short distance along on the right hand side as indicated via the agents for sale board.

## DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious 2 bedroomed first floor retirement flat conveniently situated for Bearwood Town Centre, with communal residents parking. The flat is approached via a communal entrance and comprises the following accommodation:Entrance hall, spacious lounge, kitchen, 2 bedrooms and shower room.
The complex has a large communal residents lounge, pleasant communal gardens and there is a lift to all floors. DG & Elec heating, VIEWING ESSENTIAL. EPC rating C. COUNCIL TAX BAND C.

#### Communal Entrance

With communal stairs and lift to all floors.

## **Entrance Hall**

Electric heater, intercom receiver, loft access, built in airing cupboard and doors off to all accommodation :-

# Lounge 15' 0" x 9' 10"(plus door recess) (4.57m x 2.99m)

Double glazed window to the front providing pleasant outlook, electric heater.

# Kitchen 11' 3"(into recess) x 8' 1"(max) (3.43m x 2.46m)

Double glazed window to the front, base units, work surface area, double wall cupboard, single drainer sink with mixer tap, electric cooker point, complimentary tiling to the walls and door leads to:

## Walk in storage cupboard

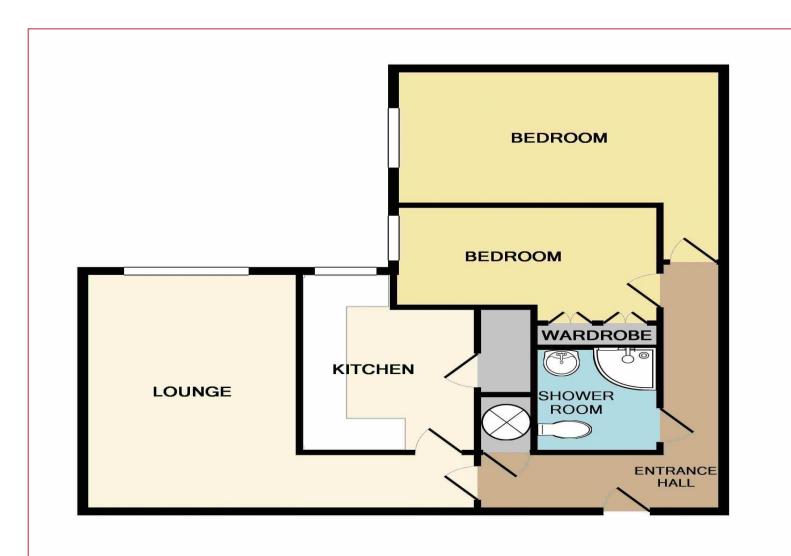
With shelving.

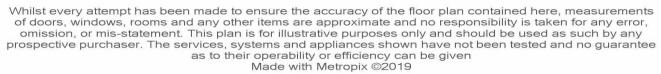
Bedroom One 15' 1"(max) x 8' 7"(plus door recess) (4.59m x 2.61m) Double glazed window to the front.

Bedroom Two 11' 10"(max) x 8' 9"(to back of wardrobe) (3.60m x 2.66m)

Double glazed window to the front, and fitted wardrobe with hanging rail and storage.

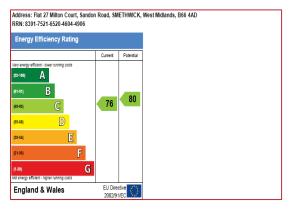












Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not reply on them 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.



