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69 Ratcliffe Avenue, Kings Norton, B30 3NZ

Offers in the region of £155,000

EPC: B

VIEWING IS HIGHLY RECOMMENDED OF THIS SPACIOUS AND WELL PRESENTED TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT. Located within this sought after development, the apartment offers modern accommodation and benefits from generous living space, allocated parking and a long lease. EP Rating: B

LOCATION

Ratcliffe Avenue is situated within the Monyhull Hall Estate in Kings Norton. The historic suburb of Kings Norton dates back to the 13th Century and still retains some of its early Village character particularly around The Green. Today, The Green is a hive of activity with a wide variety of shops, businesses, a monthly Farmer's market and the renowned 'Mop Fair' takes place in October every year.

Kings Norton boasts a number of popular schools including Kings Norton Primary School and St Thomas Aquinas Secondary School as well as the much sought after Kings Norton Girls' and King Edward VI Kings Norton Boys' Schools. The property is also well located for King Edward VI Camp Hill Boys' and Girls' Grammar Schools.

It further benefits from having its own railway station located on Pershore Road, a regular bus service operating along Pershore Road and easy access to the M42 which gives convenient access to both the M5 and M40 motorways.

SUMMARY

- Well-Located Two Bedroomed First Floor Apartment
- Located on this Popular Estate within Kings Norton
- Well Presented Throughout
- Spacious Lounge/Diner
- Fitted Kitchen with integrated oven, hob and extractor over
- Two Double Bedrooms
- Modern Bathroom comprising; Bath with Shower Over, WC and Wash Basin
- Allocated Parking
- Secure Communal Entry System
- Viewing Highly Recommended

DATA

Tenure - The Agent understands the property is Leasehold for a Term of 150 Years (less 3 days) from 1/1/2006 and is subject to Ground Rent of £206.48 pa (paid in half yearly instalments)

Service Charge - We are advised that the service charge is £2139.41 per annum (subject to verification by legal advisers)

Council Tax Band - B

Heating and Glazing - UPVC Double Glazing and Electric Heating



ACCOMMODATION

Entrance Hall:
with airing cupboard and storage cupboard

Lounge/Diner:
15'1" (4.6) (max) 9'7" (2.92) (min) x 15'4" (4.67) (max)
12'10" (3.9) (min)

Kitchen:
8'11" x 7'11" (2.72m x 2.41m)

Bedroom One:
12'3" x 9'4" (3.73m x 2.84m)

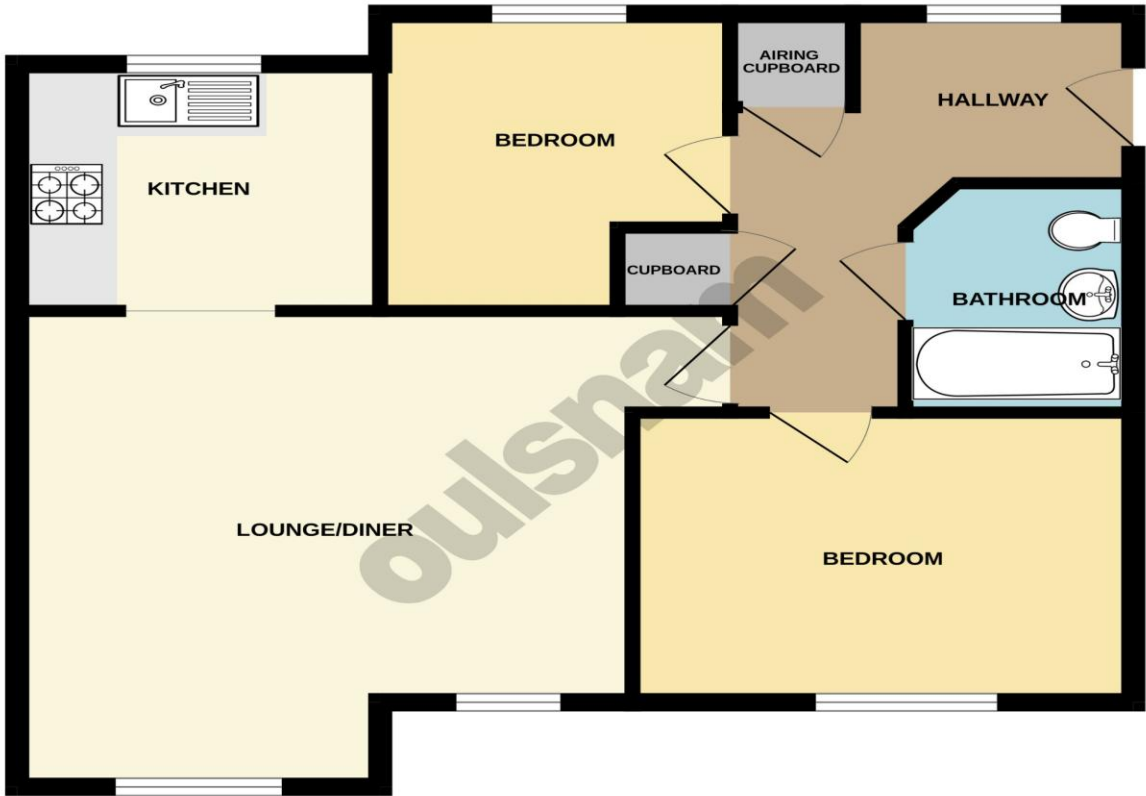
Bedroom Two:
8'7" (2.62) (max) 6' (1.83) (min) x 9'7" (2.92) (max) 7'1" (2.16) (min)

Bathroom:
5'7" x 7'5" (1.7m x 2.26m)

OUTSIDE

- Allocated Parking Space
- Communal Bike Storage

FIRST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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