



High Point

Edgbaston

B15 3RS

Offers In Region Of **£160,000**

Two-Bedroom Apartment

728 Sq. Ft.

Two Balconies

Garage En Bloc



Property Description

DESCRIPTION **NO UPWARD CHAIN** An excellent opportunity to purchase this third floor two-bedroom apartment in the popular High Point development on Richmond Hill Road.

The apartment is offer with a good specification, this apartment boasts a separate fitted kitchen with quality flooring leading from the entrance hallway, a living room with picture windows and access to you own private balcony offering an open aspect. This is complimented by double bedrooms and a tiled bathroom and an electric heating system and ample hallway storage.

The property also boasts a garage en bloc and secure intercom access.

LOCATION Its location on one of Edgbaston's premier avenues and its greenery and communal grounds make High Point a popular destination for professionals looking for a short commute to city centre along with short walking distance to Queen Elizabeth Hospital, but also downsizers wanting convenient living. Chad Square amenities are nearby with excellent transport and road links of Harborne Road to city and Harborne High Street.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - C

Service Charge - £2568.00 Per Annum

Ground Rent - Peppercorn

Ground Rent Review Period - TBC

Length of Lease - 142 Years Remaining.



Floor Layout



Total approx. floor area 728 sq ft (68 sq m)

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. Made with Metropix ©2019.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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James Laurence

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