



## Milton Court

Smethwick

B66 4AD

**£70,000**

*Spacious Retirement Flat*

*No Upward Chain*

*Residents Car Park & Communal Garden*

*Spacious Residents Lounge*



### Property Description

**DESCRIPTION** A bright and spacious apartment set within the popular Retirement Development, Milton Court. This first floor apartment comprises an entrance hallway, leading to two bedrooms, a living room with separate kitchen, and bathroom. Located close to Bearwood High Street.

**LOCATION** Milton Court is located on Sandon Road on the edge of Bearwood, with easy access to the high street. The location benefits from a generous amount of transport links to the City Centre, and City Hospital as well as access to Sherwood House Medical Practice.

**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.

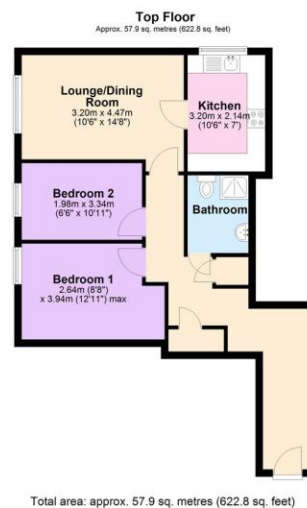
**Local Authority:** Birmingham City Council

**Council Tax Band:** C

**Service Charge:** £2400 per annum

**Ground Rent:** £740 76

### Floor Layout



Total approx. floor area 516 sq ft (48 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		75   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements