

Flat 12 Lotus Court, Portland Road,  
Edgbaston, B16 9JD

£82,500



- Purpose Built Studio Apartment
- Fitted Kitchen
- EPC Rating: C Council Tax Band A
- 1st Floor position over-looking Portland Road
- Modern Bathroom Suite with Shower
- Leasehold 90 Years Remaining

\*\*\*Video tour available\*\*\* Cottons are delighted to offer a superb studio apartment that would suit an investor or a first time buyer looking for that important first step on the property ladder. The accommodation comprises; a hallway leading onto an open plan living space incorporating a lounge and bedroom area with useful built in storage and spacious walk in wardrobe storage. The studio also boasts a modern fitted kitchen with built in oven & hob, plus a modern bathroom suite with electric shower over bath. In addition to this the development has communal parking situated at the rear. EPC Rating C, Council Tax Band A LEASEHOLD 90 years remaining. Service charge & Ground rent details to be confirmed.

#### Property Tenure

Leasehold 90 years remaining.

#### Council Tax Band

A

### ACCOMMODATION

#### Entrance Hallway

Having ceiling mounted light point, gas central heating radiator and doors leading to the bathroom W.C. and open-plan living space.

#### Open Plan Living Space (Lounge area) 10' 6" x 12' 9" (3.19m x 3.88m)

Having a ceiling mounted light point, two windows over-looking Portland Road, a wall mounted gas central heating radiator, plus useful storage cupboard with built in shelving as well as access to both the bedroom area and fitted kitchen.

#### Bedroom Area 8' 1" (max) x 6' 6" (2.47m (max) x 1.97m)

Open to the lounge area, this area has a ceiling mounted light point, plus triple louvre effect doors opening to an excellent walk in wardrobe.

#### Fitted Kitchen 8' 6" x 4' 10" (2.60m x 1.47m) (into units)

The kitchen has been fitted with an array of wall and base mounted units, includes the oven, hob, washing machine & under-counter fridge. There is also a ceiling mounted light point and window over-looking Portland Road.

#### Bathroom W.C. 5' 8" x 6' 10" (1.73m x 2.09m)

The bathroom has a ceiling mounted light point, an opaque window providing ventilation, panelled bath, ceramic wash hand basin and close-coupled W.C. the bathroom also has spacious built in storage, which also houses the gas hot water and central heating boiler.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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First Floor

For illustrative purposes only, not to scale.