

Cottons

CHARTERED SURVEYORS

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

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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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 an dbase 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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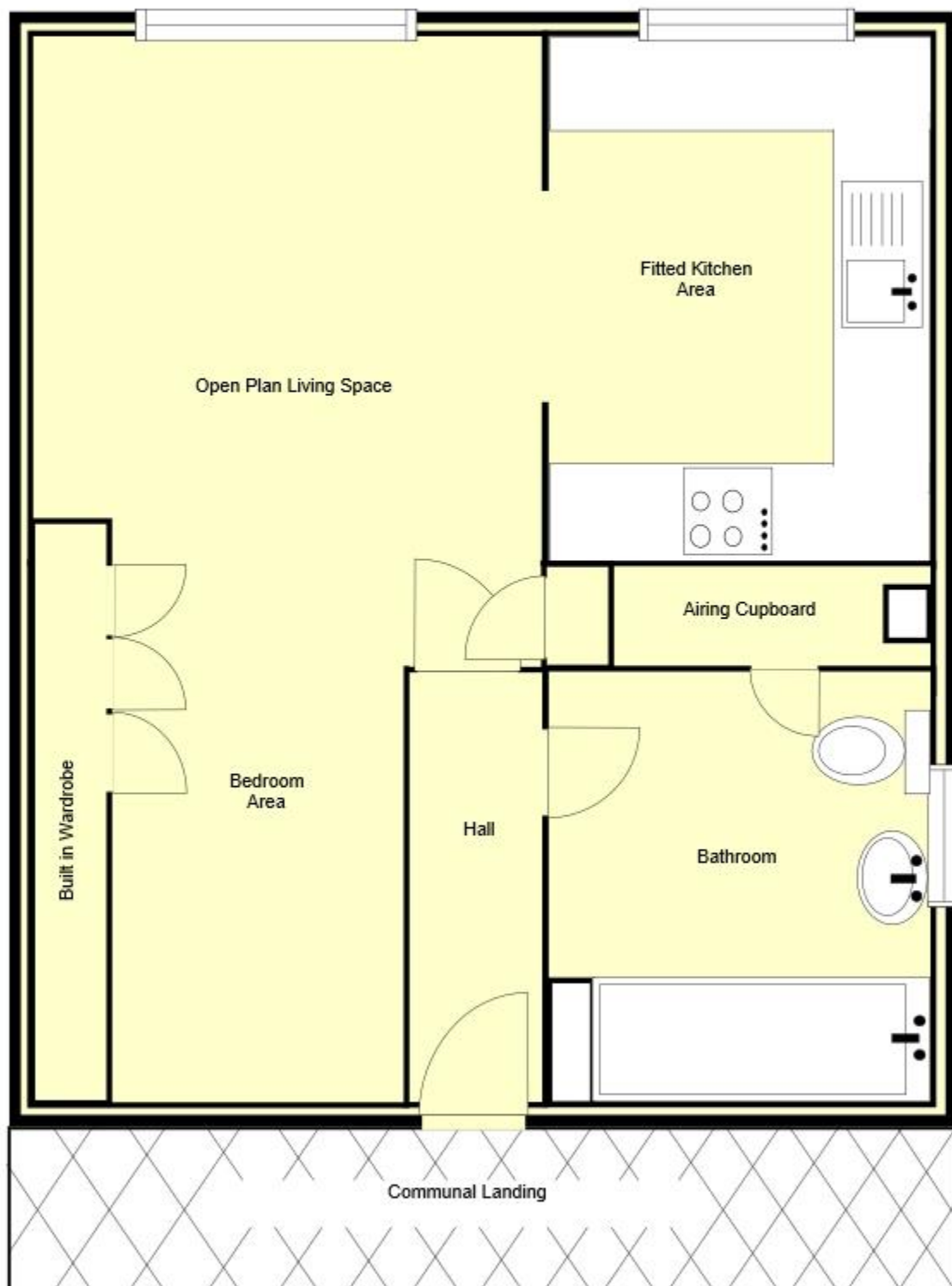
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First Floor

For illustrative purposes only, not to scale.