



Lecanvey, Summer Road, Erdington  
Birmingham, B23 6DY

£85,000

# Erdington

£85,000



Offered with no upward chain and with an extended lease of with 136 years remaining, this one bedroom first floor apartment benefits from having been redecorated throughout and offers, fitted kitchen and white bathroom suite.

Situated in a development of residential apartments, the location is ideal for both arterial transport routes and proximity to Erdington centre and further road and rail links to Birmingham.

The property provides a lounge diner, fitted kitchen, a double bedroom with annex, bathroom, secure gated rear parking in allocated space and is set in well maintained grounds.

Available to view BY APPOINTMENT ONLY and via Paul Carr Erdington for proceedable purchasers





### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 17th June 2021

## Property Specification

THIS FIRST FLOOR APARTMENT BRIEFLY COMPRISES;

Hall

Store 1

Store 2

Open Plan Living  
4.96m (16'3") x 4.52m (14'10")

Bedroom  
4.52m (14'10") x 2.80m (9'2")

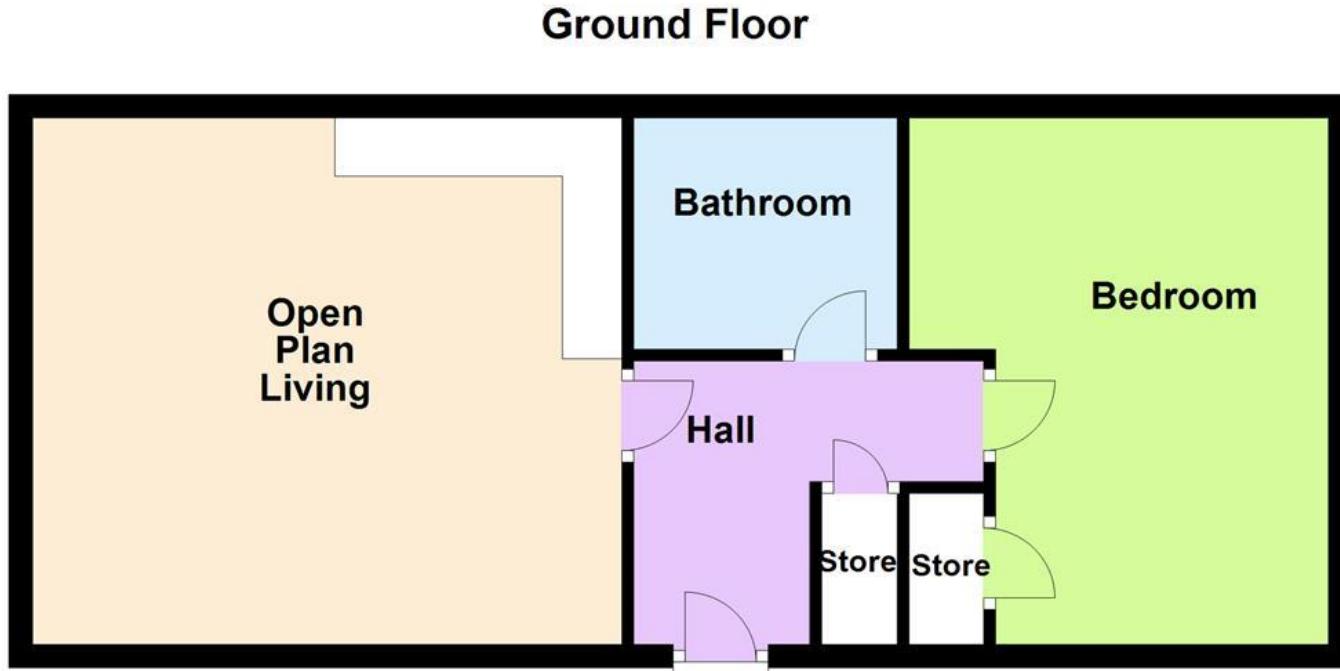
Bathroom

### Viewer's Note:

Services connected: Electric, water and drainage  
Council tax band: B  
Tenure: Leasehold 136 years remaining, lease from 1.1.2007  
Ground Rent: £150  
Service Charge: £1156

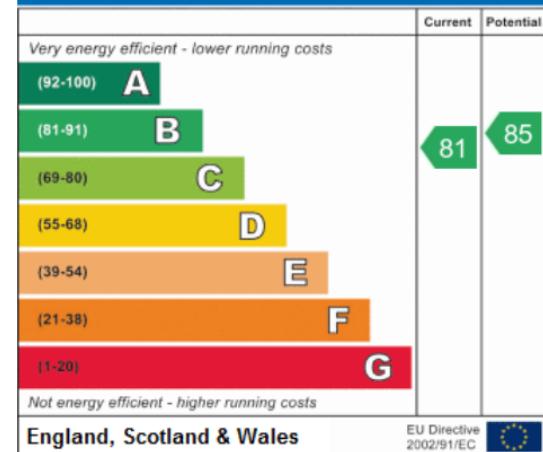
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

### Energy Efficiency Rating



## Map Location

