



smarthomes

## Market Gate

Gorcott Lane, Dickens Heath

- A Modern Second Floor Apartment
- One Double Bedroom With Fitted Wardrobe
- Open Plan Lounge Dining Kitchen
- Juliette Balcony

**£170,000**

Current EPC Rating 81 (B)  
Current Council Tax Band - B

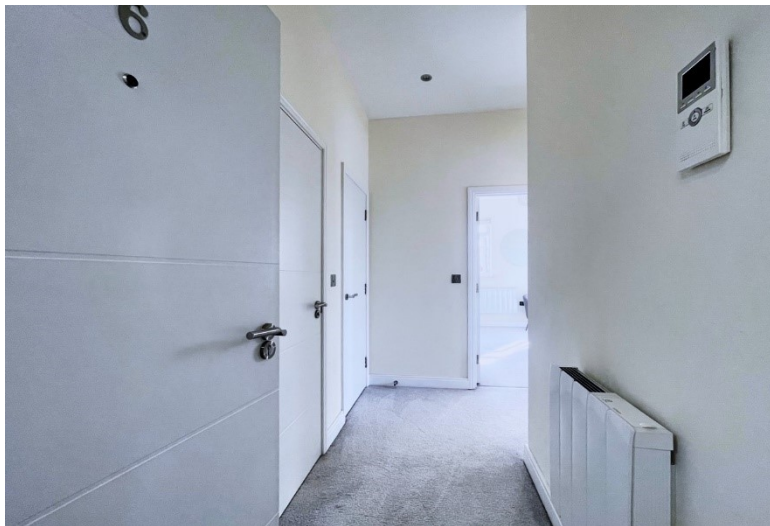




## Property Description

This one bedroom modern second-floor apartment is ideally situated in a highly convenient location, perfect for those seeking a blend of modern living and easy access to local amenities. The property features an open-plan lounge, dining, and kitchen area, providing a spacious and versatile living space, modern shower room, Juliette balcony allowing for plenty of natural light and residents will also benefit from one secure allocated parking space

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters.



## Rooms & Measurements

Entrance Hall  
3.05m x 2.03m (10'0" x 6'8")

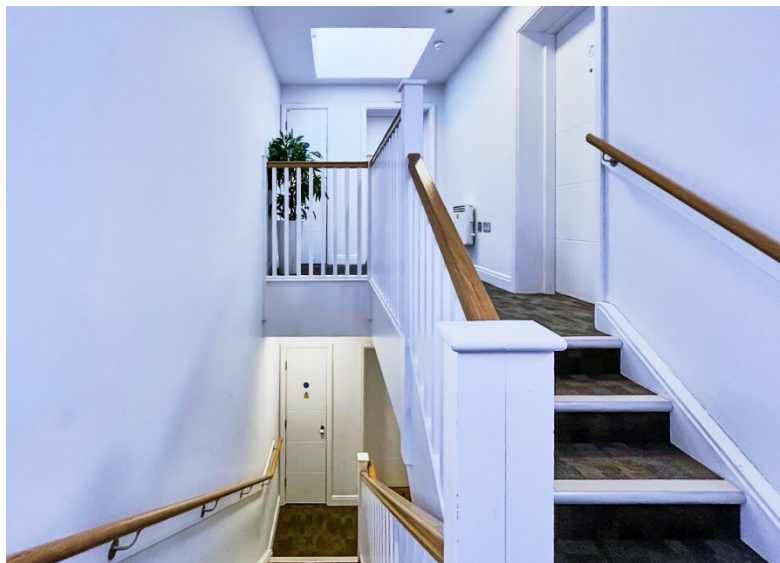
Shower Room  
1.93m x 1.78m (6'4" x 5'10")

Bedroom One  
3.35m x 3.15m (11'0" (max) x 10'4")

Open Plan Lounge Dining Kitchen  
3.63m x 6.32m (11'11" x 20'9")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 144 years remaining on the lease, a service charge of approx. £1,250 per annum and a ground rent of approx. £150 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are 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.