



smarthomes

Rivendell Court, Stratford Road

Hall Green, Birmingham

- A Well Maintained One Bedroom Retirement Apartment
- Fitted Kitchen & Shower Room
- Direct Access to Patio and Communal Gardens
- No Upward Chain

£65,000

Current EPC Rating - C
Current Council Tax Band - B





Property Description

Smart Homes are pleased to offer this one bedroom ground floor retirement apartment with direct access to the communal gardens, offered for sale with no upward chain and set in a great location close to shops and public transport with accommodation comprising lounge diner, kitchen, double bedroom with fitted wardrobes, shower room, guest suite, communal laundry, communal parking and emergency pull-cord system.



Rooms & Measurements

Lounge Diner 3.35m x 5.51m (11'0" (max) x 18'1")

Kitchen 2.67m x 1.7m (8'9" x 5'7")

Bedroom 4.72m x 2.57m (15'6" (max to wardrobe) x 8'5")

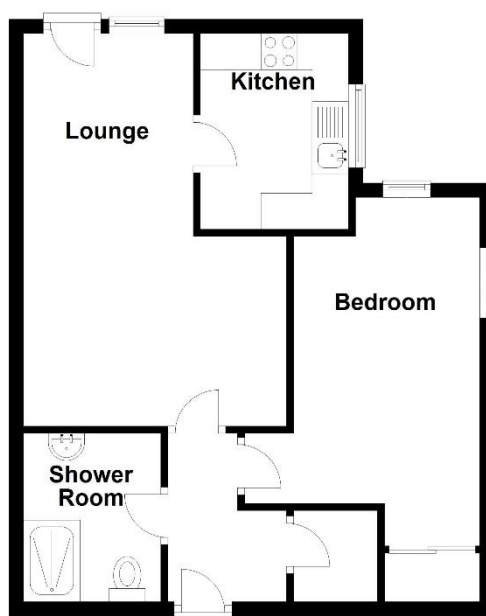
Shower Room 1.65m x 2.01m (5'5" x 6'7" (max)

Tenure

We are advised by the vendor that the property is leasehold with approx. 99 years remaining on the lease, a service charge of approx. £2,500 per annum and a ground rent of approx. £666 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 Nigel Hodges. Current council tax band – B



Ground Floor



Total area: approx. 45.7 sq. metres (491.5 sq. feet)

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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.