



smarthomes

Royal House

Princes Gate, Homer Road, Solihull

- A Very Well Presented Second Floor Studio Style Apartment
- Open Plan Lounge/Kitchen/Diner
- Bedroom Area
- Modern Bathroom

Offers Over £200,000

Current EPC Rating - C
Current Council Tax Band - C



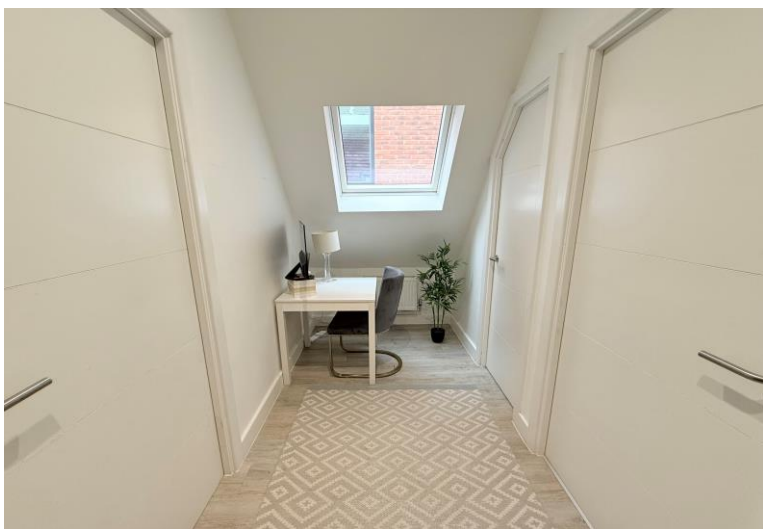


Property Description

A very well presented second floor studio style apartment situated in a most popular development a stones throw from Solihull town centre and train station. Offering accommodation comprising a bright & spacious entrance area with large storage room, open plan lounge/kitchen/diner, bedroom area with fitted wardrobes, modern bathroom and an allocated parking space



Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Bright & Spacious Entrance Area with Large Storage Room

Kitchen Area 4.11m x 1.6m (13'6" x 5'3")

Lounge/Diner Area 5.36m x 3.25m (17'7" x 10'8")

Bedroom Area 3.25m x 2.44m (10'8" x 8'0")

Modern Shower Room 2.13m x 1.73m (7'0" x 5'8")

Tenure

We are advised by the vendor that the property is leasehold with approx. 245 years remaining on the lease, a service charge of approx. £1,395 per annum and a ground rent of approx. £210 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C



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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 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.