

Barratt Last

ESTATE AGENTS

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LANGWOOD COURT, CASTLE BROMWICH, B36 9DN £130,000 LEASEHOLD

- Double Glazed
- One Double Bedroom
- Lounge/Dining Room
- Lease extension (on completion)
- Double glazed
- Gas radiator central heating
- Fitted Kitchen and Bathroom with shower
- Garage in block
- Gas radiator central heating and double glazing
- Well presented Second Floor Flat

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Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.
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Full Description

A good size well presented Second Floor Flat being situated in Castle Bromwich Village with gas fired radiator central heating, double glazing, Security Entrance, Hallway, Lounge/Dining Room, Fitted Kitchen with built-in oven and hob, Double Bedroom, Bathroom with shower. A Garage is situated in a separate block.

GROUND FLOOR

Security Entrance

SECOND FLOOR

Hall

Security entrance phone, panelled entrance door, double door store cupboard off with fitted shelving. Door to:-

Lounge/Dining Room

19' 7" x 15' 4" max. 11'0" min. (5.97m x 4.67m, 3

Two double glazed windows, central heating radiator. Door to:-

Inner Hallway

Laminate floor covering. Doors to:-

Fitted Kitchen

9' 10" x 6' 0" (3.00m x 1.83m)

Modern fitted range of base and wall units, roll edged work surfaces, stainless steel single drainer sink unit, tiled splashbacks, plumbing for automatic washing machine, built-in stainless steel electric oven, gas hob and cooker hood air extractor fan over, double glazed window, ceramic tiled floor.

Bedroom

15' 9" x 10' 0" (4.80m x 3.05m)

Double glazed window, central heating radiator.

Bathroom

White suite comprising:- panelled bath with 'Mira Sport' electric shower over, shower rail and curtain, pedestal wash hand basin, low flush w.c., tiled splashbacks, central heating radiator, ceramic tiled floor, double glazed window, electric shaver point, store cupboard off housing the wall mounted combination gas fired central heating boiler.

OUTSIDE

Garage (No 38)


Situated in block with metal 'up and over' door.

Communal Gardens

ADDITIONAL INFORMATION

Tenure - The property is Leasehold with approximately 136 years remaining, and is subject to an annual Service Charge of £1,800. Prospective purchasers are advised to verify this information with their Legal Representative.

Council Tax - Band B - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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