



Sun House, Bennetts Hill
B2 5RS
£115,000

VIRODEE 

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0121 554 0330

235-237 Rookery Road | B21 9PU
enquiries@virdee-estates.com

www.virdee-estates.com

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Virdee Estates are proud to present For Sale this one bedroom duplex apartment. Comprising of having a hallway, shower room, fitted kitchen, lounge and study area. Offered Leasehold. No Chain. EPC Rating: F38



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Approach

Main entrance from Bennetts Hill leading to communal front door with secure intercom entrance.

Hallway

Having several spotlights, stairs leading to the first floor, storage cupboard, laminate flooring and a double glazed window top the side elevation.

Shower Room

Having spotlights, electric heater, hand wash basin, shower cubicle, ceramic splash back wall tiles and tiled flooring.

Bedroom

4.9m x 3.4m

Having spotlights, tiled flooring and a double glazed window to the side elevation.

Contemporary staircase leading to the next Floor leading too;

Kitchen

2.6m x 2.2m

Having spotlights, wall and base units with worktop over, stainless steel sink with mixer tap over, integrated hob and oven, laminate flooring and double glazed windows to the side and rear elevations.

Lounge Area

4.5m x 3.2m

Having spotlights, laminate flooring and double glazed windows to the side elevation.

Study Area

3.4m x 1.6m

Having spotlights and laminate flooring.

Tenure

The property is Leasehold.

The Agent has not checked the legal documents to verify the Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Lease 150 year lease from 2002

Service Charge £2792.02 pa

Ground Rent £200 pa

EWS1 Pass Certificate

Services

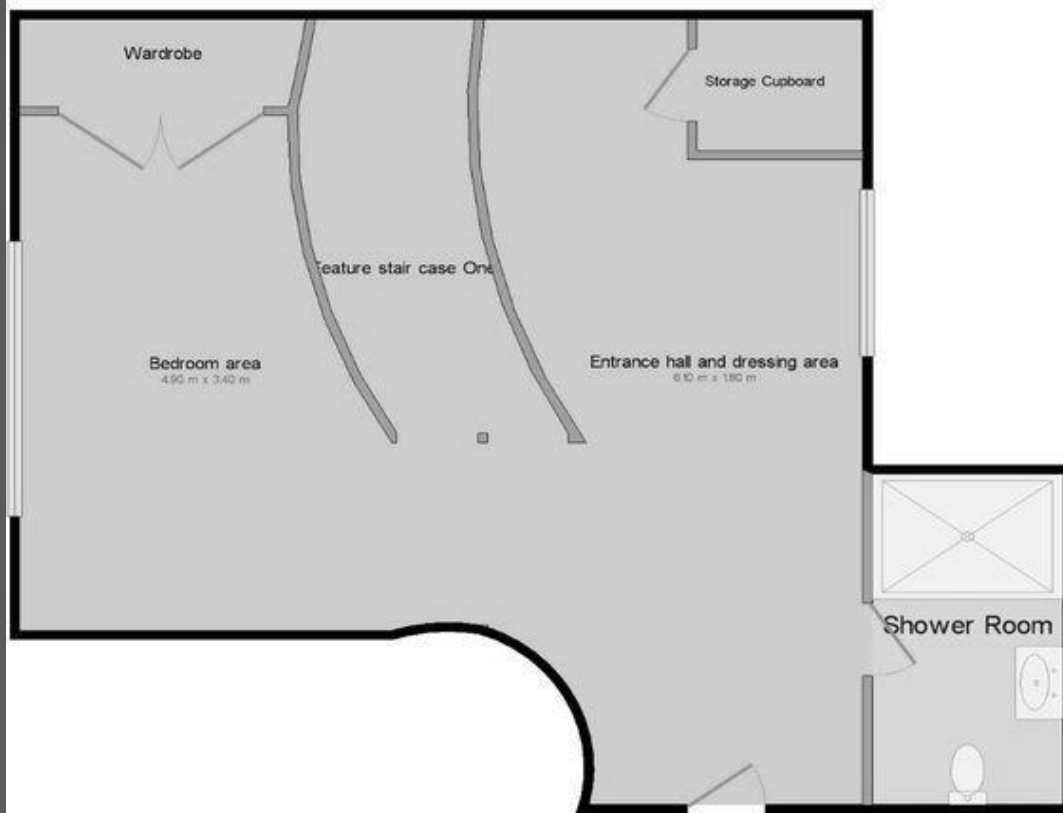
All mains services are understood to be available but NOT connected.

Fixtures and Fittings

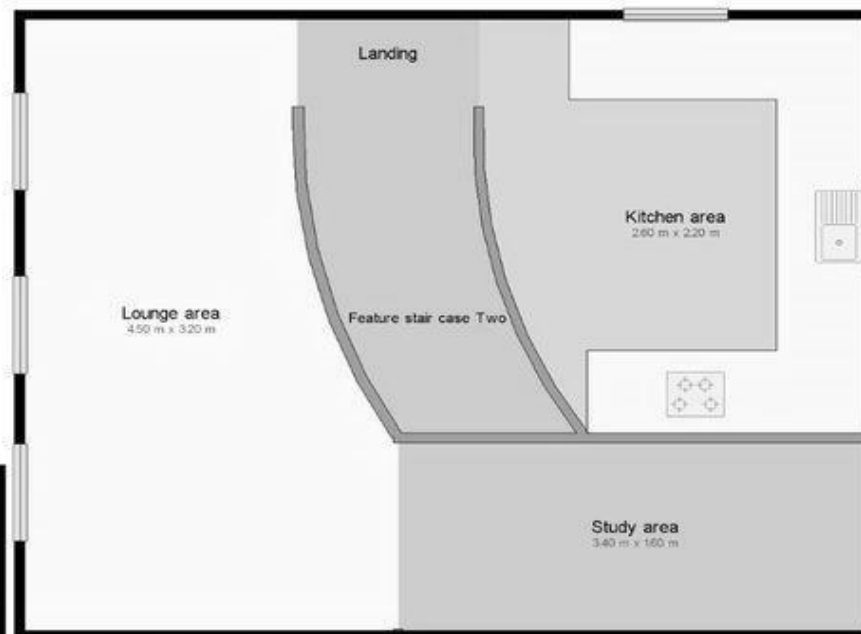
All fixtures and fittings mentioned in these particulars of sale are included in the asking price.

THINKING OF SELLING OR LETTING YOUR HOME

Virdee Estates would be delighted to carry out a FREE market appraisal of your property.
CALL NOW ON 0121 554 0330



Ground Floor



1st Floor

IMPORTANT NOTICE:

In accordance with the property misdescriptions act 1991 these details, photographs and floor plans have been prepared in good faith and as a general guide not a statement of fact. Neither do they constitute part of an offer or contract. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate. We would recommend if there are any particular points that concern you these should be checked with a member of staff, especially if travelling some distance, before you leave to view a property.



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