



HERITAGE ESTATE AGENCY



1, 20 Kings Gate is located on the ground floor

Apt 1, 20 Kings Gate, Off York Road, Kings Heath, B14 7SF
£210,000

A Two Bedroom Ground Floor Flat



**Kings Gate comprises in further detail:**

The property is set back from the road and approached via communal entrance door leading to hallway with private entrance door opening to:

Entrance Hallway

Ceiling spot lights, wood effect flooring, wall mounted electric heater and doors to:

Airing Cupboard

Housing hot water cylinder

Storage Cupboard

With double doors.

Lounge/Dining/Kitchen 26'4" max x 10'10" max

Windows to side and rear aspects, patio doors to side access opening to court yard, two ceiling light points, ceiling spot lights, wood effect flooring, wall mounted electric heater, log burner set on hearth and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring electric hob and extractor hood over, integrated fridge/freezer, dish washer and washing machine.

Bedroom One 9'6" x 11'7" max

Window to side aspect, ceiling light point, wall mounted electric heater, door to Jack and Jill bathroom and further door to:

Walk-In Wardrobe

Window to side aspect and ceiling light point.

Bedroom Two 12' max x 9'3"

Window to side aspect, ceiling light point, wall mounted electric heater and door to:

En-Suite Shower Room

Ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, wall mounted wash hand basin with mixer tap over and low level flush w.c.

Jack and Jill Bathroom 7'8" x 5'3" excl recess

Obscured window to front aspect, ceiling spot lights, extractor fan, electric shaver socket, fitted mirror, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and chrome mixer shower over, wall mounted wash hand basin with mixer tap over and inset low level flush w.c.

Court Yard

Paved with bed to side.

Communal Area

With allocated parking space.

Lease Details

Approx term remaining:- 106 years (125 years from 01.01.2007)

Ground Rent -£250.00 per annum

Service Charge - £836.41 per half year (for the period 01.01.2026 to 30.06.2026)

Review Periods - Every 25 years in line with RPI. Please as the office for further details.

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Agent Notes:

We are advised by the vendor that the lease restricts the following:

- not to make any alterations in or additions to the premises
- not to let the property out without the prior written consent of the Lessor
- not to keep any domestic pet or other animal, bird reptiles or livestock in or on the premises
- not to erect any external wireless or television aerial or satellite





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- not to keep any commercial vehicle any caravan boat trailer house on wheels or any other apparatus capable of being towed
- not to hang or expose in or upon any part of the Demised Premises as to be visible any clothes or washing
- not to place or fix outside the windows of the property any windows boxes or flower pots or other articles
- not at any time to use or permit the use of either the Demised Premises or any part thereof for business purposes

2. Heritage Estate Agency advise potentially interested parties that there are commercial premises nearby.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

3. We understand from the vendor that they have an informal arrangement with a friend to occupy the property and that they have agreed to vacate the property prior to completion.

Heritage Estate Agency Limited would stress that the above is based on information provided by the seller. The Agent can not verify whether the Tenant has any additional rights to occupy the property or the extent of this or any matters affecting the property and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

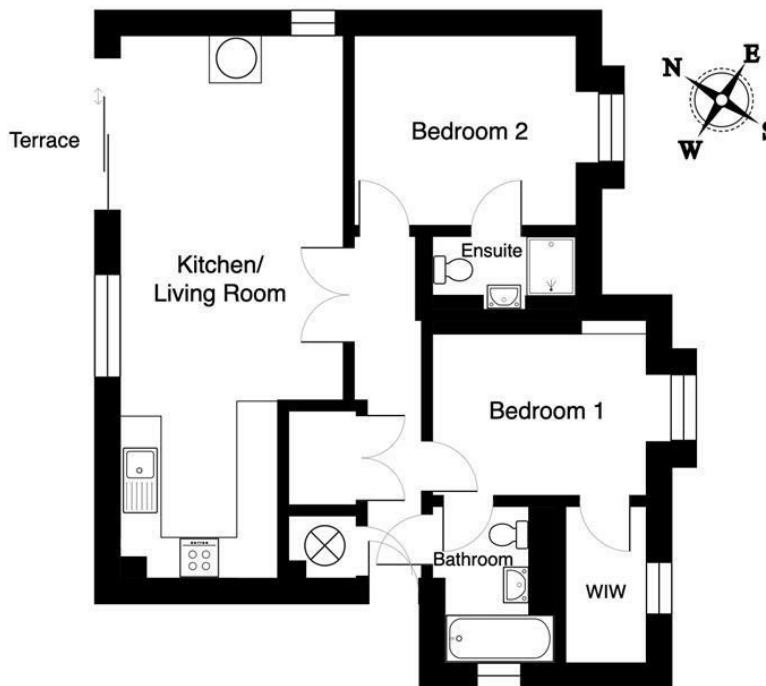
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B





Ground Floor Apartment
Floor Area: 64.5 m² ... 694 ft²



Flat 1, 20 Kings Gate,
Kings Heath, Birmingham,

Total Area: approximately 64.5 m² ... 694 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

