Bartleys
Estate Agents









Apartment 8 Rose Court, 102 Rumbush Lane, Dickens Heath, Shirley, Solihull B90 1FH

Price Guide £179,950

- Beautifully Appointed Luxury Apartment
- Two Bedrooms
- Ensuite & Family Bathroom
- Two Secure Underground Parking Spaces
- No Chain
- Energy Efficiency Rating - D

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Apartment 8 Rose Court, Rumbush Lane, Dickens Heath, Solihull, B90 1FH

Apartment 8 Rose Court is in the centre of Dickens Heath Village in a development that consists of a collection of luxury apartments and exclusive townhouse residential properties surrounding private landscaped gardens. This second floor apartment benefits from being gas centrally heated throughout and has beautifully decorated & light filled accommodation comprising: reception hallway, open-plan lounge/kitchen, main bathroom, two bedrooms, Master bedroom with ensuite. The property also boasts two secure underground car parking spaces.
No Chain



APPROACH
Entrance is via a communal security door off Rumbush Lane leading to a stairwell where No. 8 is located on the second floor.

ENTRANCE HALL
Oak doors radiate off to lounge, bedroom one, bedroom two, bathroom and a large built in storage cupboard.

OPEN PLAN LIVING ROOM – KITCHEN
16' 9" (5.1M) X 14' 5" (4.4M)
Two single panel radiators, two ceiling light points, TV point, telephone point, two UPVC double glazed window to the rear aspect.



KITCHEN
A modern fitted kitchen comprises a range of light oak effect wall and base units with coordinated rolltop worksurfaces, one and a half bowl single drainer sink unit with mixer tap over, integrated four ring gas hob with electric oven beneath and canopy extractor fan/hood, integrated washing machine, halogen ceiling spotlights, wood-effect floor, integrated fridge and freezer, cupboard concealing from thoroughly combi boiler, integrated dishwasher.



BEDROOM ONE (FRONT)
11' 6" (3.5M) X 13' 5" (4.1M)
A range of Sharps fitted bedroom wardrobes with mirrored doors, hanging space and shelving, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect, door to:-



EN-SUITE
Modern suite comprising low level flush WC, pedestal hand wash basin, shower enclosure with chrome thermostatic shower unit, complementary ceramic tiling to walls and floors, shaver point, mirrored bathroom cabinet, chrome towel radiator, extractor fan, halogen spotlights

BEDROOM TWO (FRONT)
6' 3" (1.9M) X 13' 5" (4.1M)
Single panel radiator, fitted Sharps wardrobe, ceiling light point, UPVC double glaze window to the front aspect.

BATHROOM
Modern white suite comprising low level flush WC, pedestal hand wash basin, panelled bath with chrome thermostatic shower unit over, complementary ceramic tiling to walls and floors, chrome towel radiator, shaver point, extractor fan, mirrored shelf, halogen spotlights.



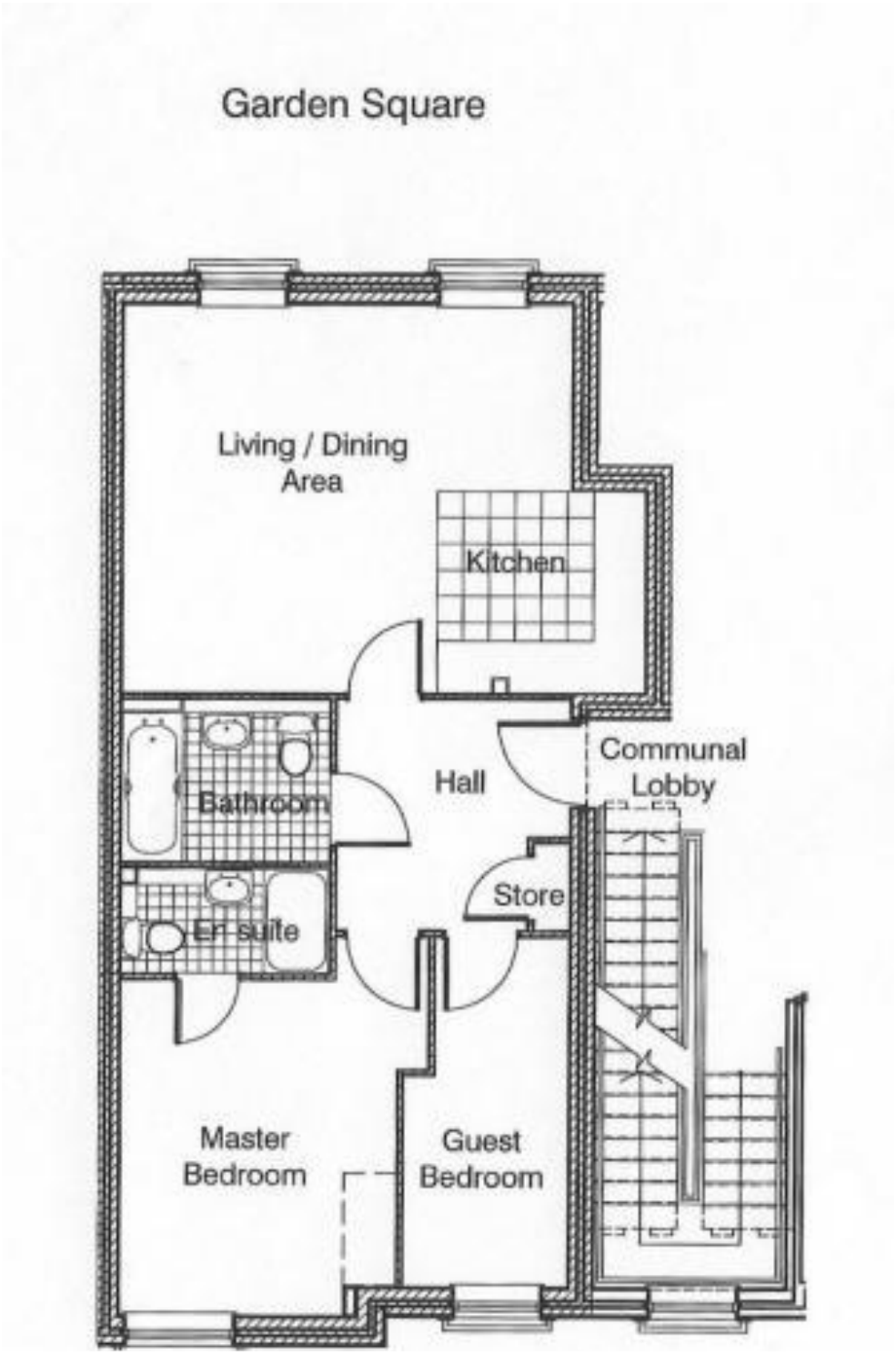
OUTSIDE
Two underground parking spaces and shared communal gardens.

TENURE
We have been advised that the property is Leasehold.

GROUND RENT
We have been advised that the Ground Rent for the year of 2020 is £155.88.

SERVICE CHARGE
We have been advised that the Service Charge for the year of 2019 was £1276.08. The Service Charge for 2020 is currently being negotiated.

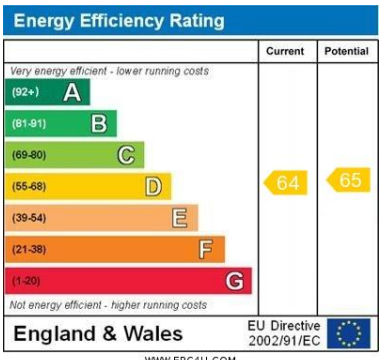




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