

£67,500 Shared Ownership

City Gate, 124 Gravelly Hill, Erdington, Birmingham B23 7PF



- Guideline Minimum Deposit £6,750
- First Floor with Juliette Balcony
- Dual-Aspect Reception
- Parking Space
- Guide Min Income - Dual £23.4k Single £25.1k
- Approx. 637 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Short Walk from Gravelly Hill Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £135,000). This very smartly presented flat is on the first floor (top floor in that part of the building) of a modern development located in the Erdington suburb of Birmingham. The property features a dual-aspect reception room with a Juliette balcony and an attractive kitchen/dining room. There is a spacious main bedroom with en-suite shower room and built-in wardrobe plus a second, smaller, bedroom and a stylish bathroom. Well insulated walls and modern double glazing make for a good energy-efficiency rating. The flat comes with use of an allocated parking space, is just a short walk from Gravelly Hill Railway Station and within easy reach of the city centre.

Housing Association: Clarion.

Tenure: Leasehold (130 years less 10 days from 26/08/2004).

Minimum Share: 50% (£67,500). The housing association will expect that you will purchase the largest share affordable.

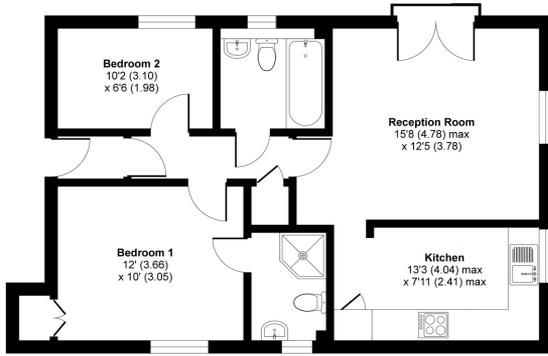
Shared Ownership Rent: £248.38 per month (subject to annual review).

Service Charge: £162.95 per month (subject to annual review).

Guideline Minimum Income: Dual £23,400 | Single £25,100 (based on minimum share and 10% deposit).

Council Tax: Band A, Birmingham City Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



FIRST FLOOR

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception Room

15' 8" max. x 12' 5" (4.78m x 3.78m)

Kitchen

13' 3" max. x 7' 11" max. (4.04m x 2.41m)

Bedroom 1

12' x 10' (3.66m x 3.05m)

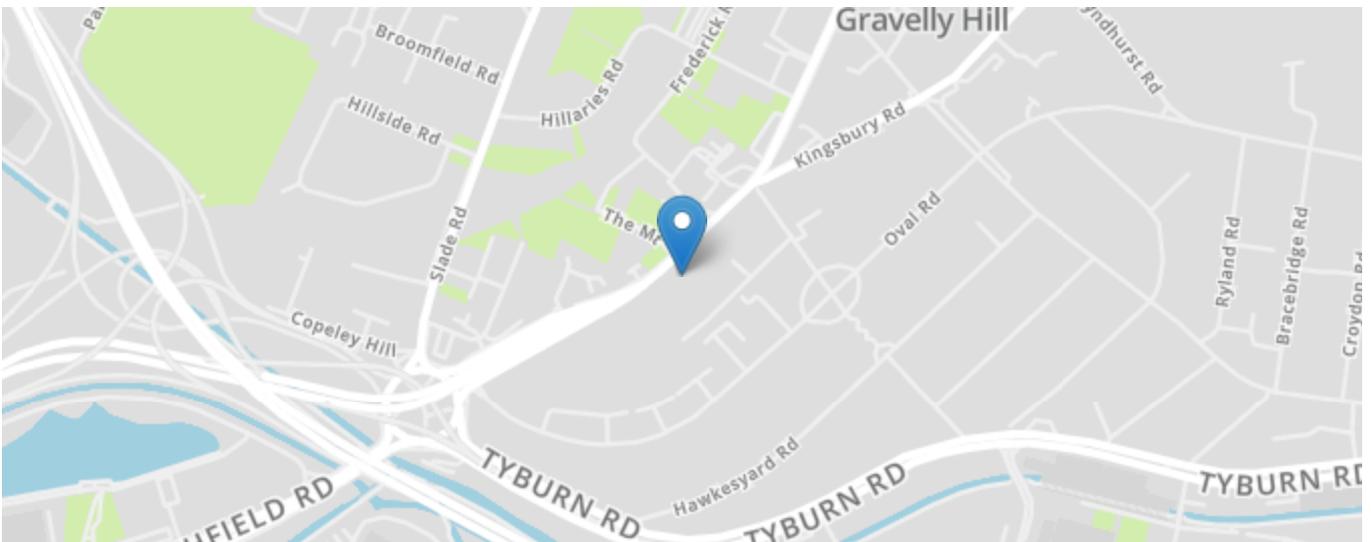
En-Suite Shower Room

Bedroom 2

10' 2" x 6' 6" (3.10m x 1.98m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.