



# Bloore King & Kavanagh

Sales & Lettings



**29 Romsley Hill Grange Farley**  
Lane  
Romsley, B62 0LN

**Offers In The Region Of £295,000**

## Approach

The apartment is accessed via a communal entrance with intercom system.

## Entrance Hall

With laminate flooring and built in storage. Intercom.

## Living Room

5.22m x 5.42m (17'1" x 17'9")

This beautiful lounge features amazing views to the rear overlooking the stunning grounds with high windows that feature made to measure shutters together with dual french doors which flood this lovely space with light. Laminate flooring.



## Kitchen Breakfast Room

4.59m x 2.35m (15'0" x 7'8")

Measured at widest points

A beautifully appointed kitchen breakfast room featuring a range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, integrated electric hob with extractor over and integrated electric oven. Also features integrated microwave, washing machine, dishwasher and free standing 'American style' fridge freezer. Window to the front. Laminate floor.



## Bedroom One

3.59m x 3.56m (11'9" x 11'8")

A beautiful range of fitted wardrobes, laminate flooring and window to the rear.

## Bedroom Two

3.13m x 2.86m (10'3" x 9'4")

A range of bespoke fitted wardrobes and laminate flooring. Window to the front.

## Shower Room

2.31m x 2.12m (7'6" x 6'11")

A lovely three piece suite comprising: double shower cubicle, low level WC and pedestal wash hand basin.

## Garage

2.39m x 5.54m (7'10" x 18'2")

With up and over door to the front and light.



## Leasehold

We are advised by the vendor that the property is leasehold. There are currently 55 years remaining on the lease (as of 2026) however the vendor has stated that upon agreement of an acceptable offer they will place a lease extension upon completion of the sale.

Buildings Insurance is £373.00 pa

Ground Rent is £62.50 6 mthly

Water is £278.93 pa (this is calculated from the ratable value)

Service Charge is £1,226.00 / 1/2 yearly

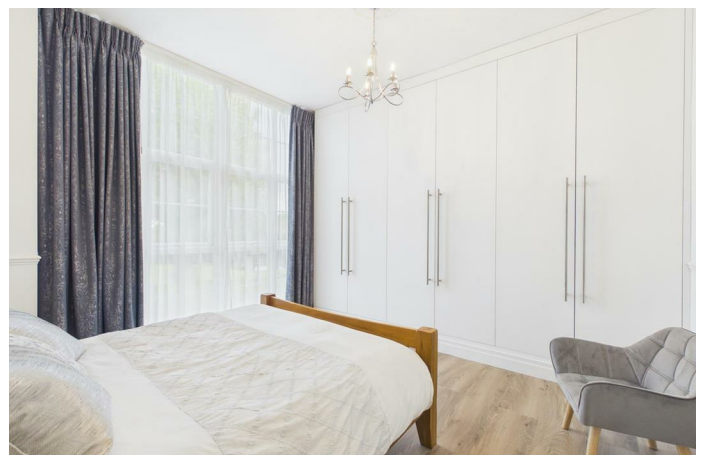
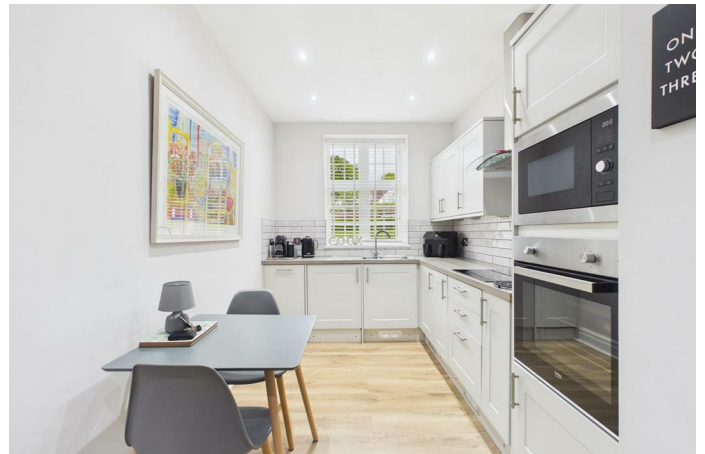
Council Tax is approx. £239.83 PCM / £2,877.97

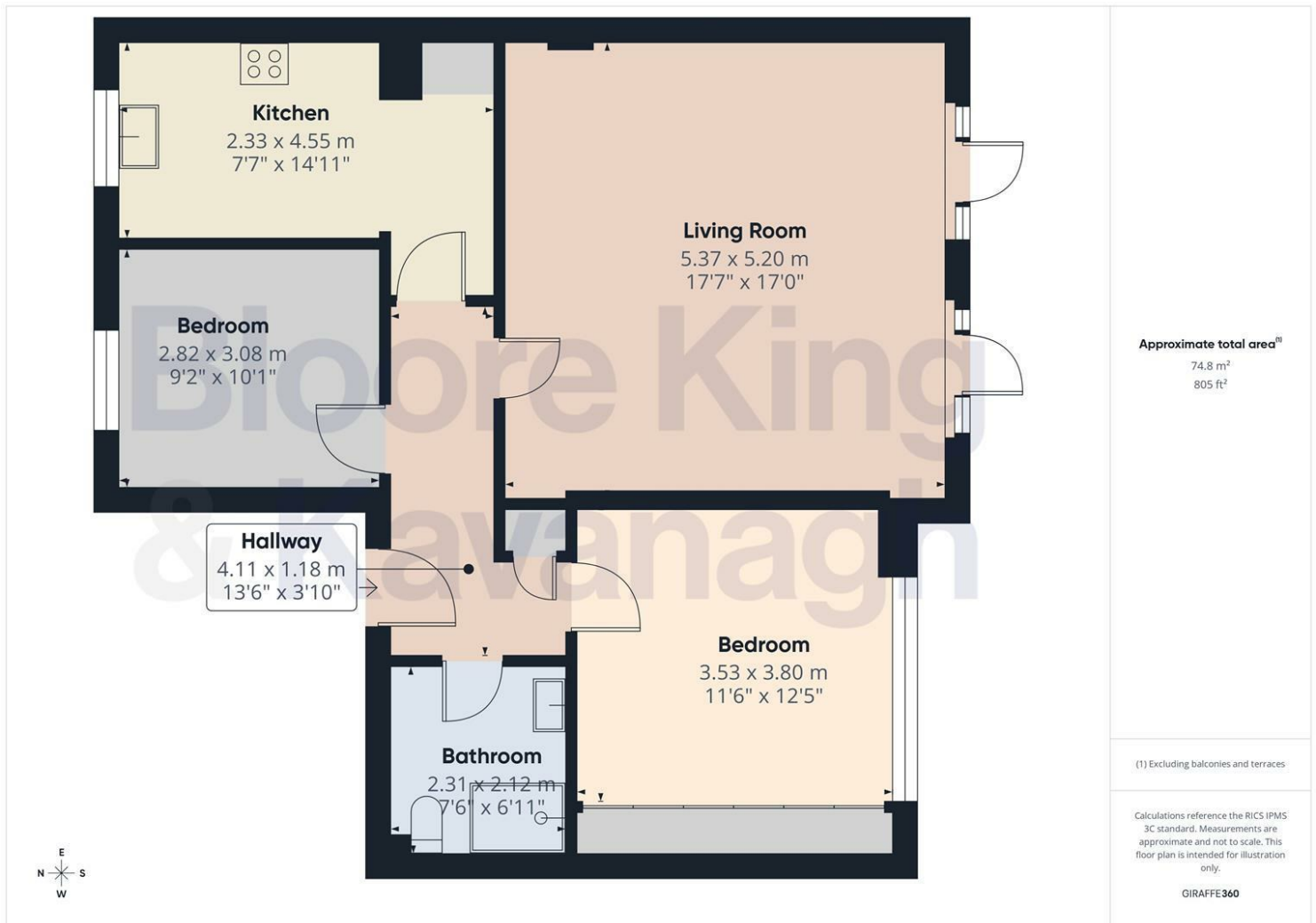
Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

## Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.