



## **MOUNT PLEASANT, REDDITCH, B97 4JF**

**OFFERS OVER £85,000**

A SUPERB 1 BEDROOM APARTMENT OFFERING NO ONWARD CHAIN - Ideal for an investor, the general layout consists of a modern open plan Lounge/Kitchen area. A double bedroom and shower room. Roxboro House boasts a communal 'secure door' entry system. The property also benefits from a 150 year lease from 2017 along with brand new windows throughout in 2018. Communal parking space available. The Roxboro House location is incredibly convenient offering easy access into the Town Centre of Redditch, links to local bus and train stations are within walking distance.



## Hallway

## Kitchen



## Open Plan Living Space



## Bedroom



## Shower Room

### Vizors Estate Agents Ltd

Hyde House, 52 Bromsgrove Road  
Redditch B97 4RJ

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ENTRY

GROSS INTERNAL AREA  
FIRST FLOOR : 35 m<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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