



**NEWTON
FALLOWELL**

Gravelly Hill North,
Erdington, B23 6BJ
Guide Price £65,000



**NEWTON
FALLOWELL**

***For sale by Modern Method of Auction: Starting Bid Price £75,000 plus Reservation Fee ***

NEWTON FALLOWELL are pleased to offer this immaculate one bedroom apartment in a popular location of Erdington, within walking distance to local transport links and local amenities. The property is located on the second floor and comprises of a spacious lounge with fitted kitchen, one double master bedroom and bathroom. The property also has store room and parking for one vehicle at the rear. Lease details are as follows;

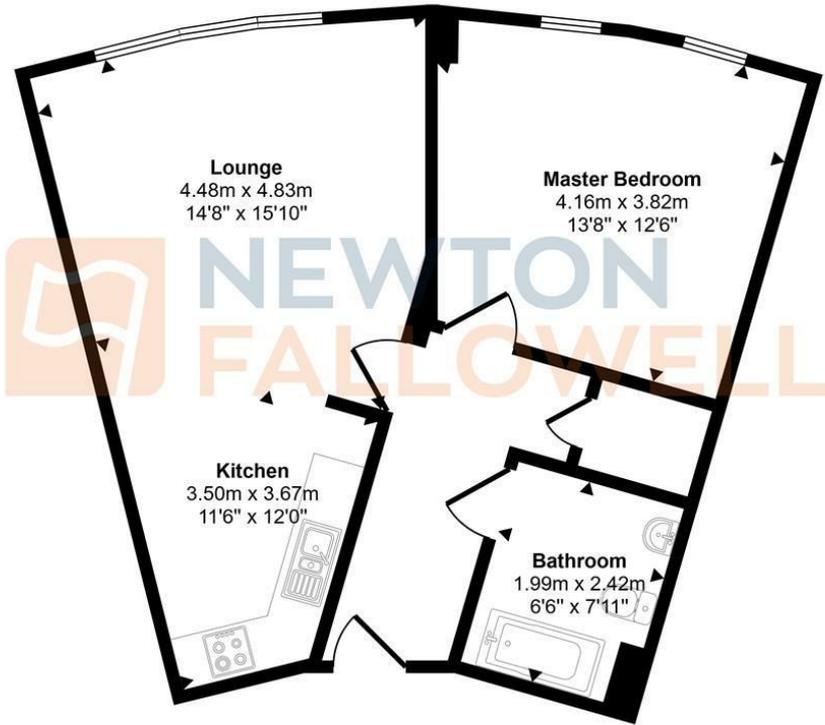
135 years Approx. remaining (150 years (less 3 days) from 22 July 2009)
Last service charge dated 29-09-2024 to 28/12/2024;
Quarterly Service Charge is £728.83
Ground rent is £100 Annually.

Contact Newton Fallowell today to arrange a viewing on!

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Approx Gross Internal Area
54 sq m / 583 sq ft

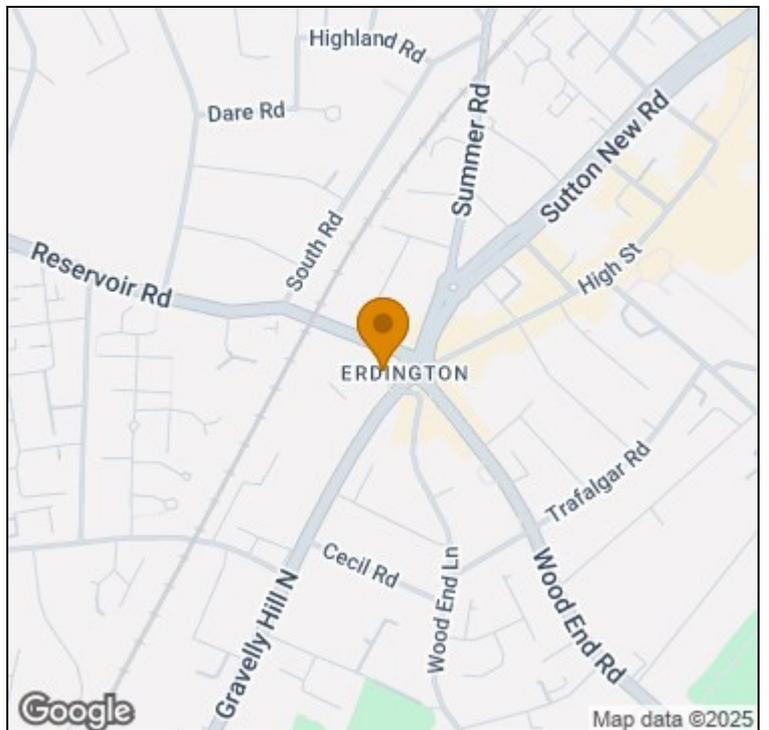


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



t: 01212709744 e: erdington@goodchilds-uk.com

www.newtonfallowell.co.uk