





Silk Court, found at 92 London Road, is an unassuming development made up of five apartments. Built in 2019, this property has been immaculately looked after by its first owner and is a fantastic purchase for any first-time buyer looking for a vast selection of amenities. From the modern kitchen with integrated appliances to the convenience of multiple public transport connections, you will always have your needs met. Shenstone Park and Hall Place are both a five-minute walk away, giving access to open green spaces.

Viewings are highly recommended to truly appreciate what this property has to offer!

#### Entrance Hall

#### Lounge/Dining Area

3.73m x 4.55m (12'2" x 14'11")

Open plan with the Kitchen.

#### Kitchen

2.37m x 2.64m (7'9" x 8'7")

Open plan with the Lounge/Dining Area.

#### Bedroom One

3.20m x 3.75m (10'5" x 12'3")

#### Bedroom Two

3.54m x 2.46m (11'7" x 8'0")

#### Bathroom

1.88m x 2.59 (6'2" x 8'5")

#### Parking

One off-street parking space.

#### Tenure

Our vendor has informed us that this is a Leasehold property.

Lease Term Remaining: 120 Years

Service Charge: £800 per annum

Ground Rent: Rent at the initial rate of £200.00 per annum until and including 24 March 2045 and then £400.00 per annum until and including 24 March 2070 and then £800.00 per annum until and including 24 March 2095 and then £1,600.00 per annum up to and including 24 March 2120 and then £3,200.00 for the remainder of the term

#### Disclaimer

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



TOTAL APPROX FLOOR AREA 608.16 SQ.FT. (56.50 SQ.M.)  
For Identification Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(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	