

# DRAKES

ESTATE AGENTS



Lotus House, Elm Road, Solihull, B90 8BE

£90,000 50% Shared Ownership or £180,000 100% Ownership

- A Well Maintained Second Floor Apartment
- One Double Bedroom
- Modern Bathroom
- Juliet Balcony off the Lounge
- One Allocated Parking Space
- Communal Grounds
- Visitor Parking



SCAN TO VIEW  
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD  
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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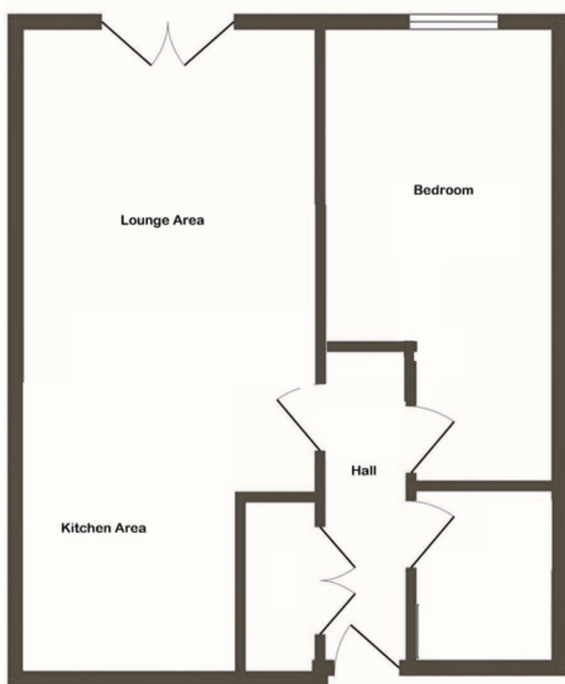


Opening Plan Living/Dining Kitchen - 7.9m x 3.45m  
max 2.03m min (25'11" x 11'4" max 6'8" min)

Bedroom - 5.28m x 2.72m (17'4" x 8'11") max

Bathroom - 2.06m x 1.68m (6'9" x 5'6")

A well-maintained second-floor apartment that is available to purchase on a 50% shared ownership basis, or as 100% ownership with accommodation comprising in brief of reception hall, open plan living/dining kitchen with a Juliet balcony, one double bedroom and a modern bathroom. There are communal grounds and one allocated parking space, plus visitor spaces.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)	76	76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: B

EPC Rating: C

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 144 years remaining on the lease, a service charge payable of approximately £1560 per annum and a ground rent payable of £300 per annum. On the 50% shared ownership basis there is a monthly rent made payable to the housing association (Heylo Housing); Rent £302.90 a month Ground Rent £300 P/A (Approx £25 a month), Service Charge: £1560 P/A (Approx £130 a month). The monthly rent we believe is subject to an annual review each April in line with RPI. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.