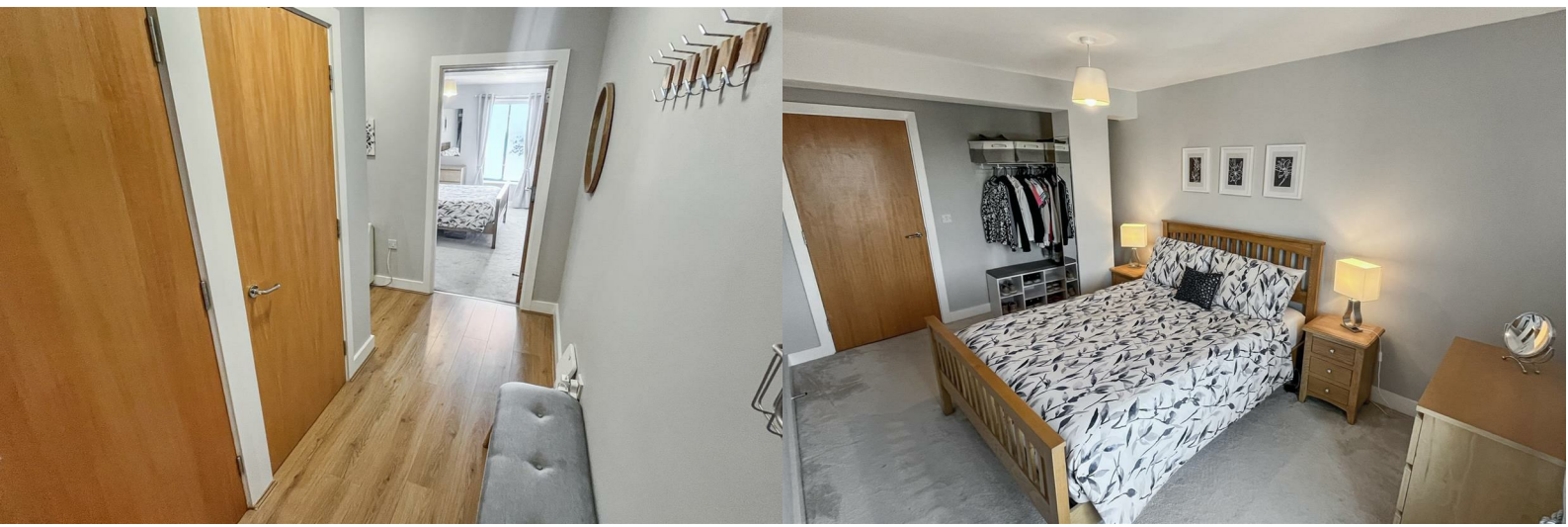




## Flat 43, The Edge, 585 Moseley Road

Birmingham, B12 9BL

Offers Over £125,000



**\* LOVELY ONE BEDROOM TOP FLOOR APARTMENT WITH GREAT VIEWS AND NO UPWARD CHAIN!! \*\***

Amazing updated top floor, one bedroom apartment which is situated in the converted Robinson's warehouse on the 'edge of Moseley' which offers excellent access into Moseley Village with all the associated amenities including coffee shops, cafes, restaurants and shopping facilities and access to the city centre via the closeness of the local transport links! Being offered with full double glazing, electric heating and allocated parking and no upward chain. The accommodation briefly comprises; communal secure parking areas, communal access with lift, hallway, good size living room and open plan modern re-fitted kitchen with amazing views of the city centre, modernised bathroom and spacious bedroom. Energy Efficiency Rating C. To arrange your viewing for this amazing apartment please call our Moseley office.



### Approach

This fourth floor accommodation is approached via a communal entrance with wooden front door opening in to:

### Hallway

With Laminate wood effect floor covering, door opening into airing cupboard housing the water tank, two ceiling light points, wall mounted intercom system, wall mounted Economy 7 heating, door opening into storage cupboard providing useful storage space and door opening in to:

### Open Plan Kitchen and Living Room

10'3" x 27'0" (3.14m x 8.23m)

Maximum Measurements

3.14m x 8.32m

### Kitchen Space

With wall and base units with textured Laminate effect work surfaces. Built-in Bosch microwave, integrated Zanussi hob, cooker and extractor fan above. Space facility for washing machine and fridge/freezer. Tiling to splash backs and surround, stainless steel sink and drainer with hot and cold mixer tap over, ceiling spot lights, wall mounted electric heater.

### Living Space

With wall mounted electric heaters, two ceiling light points, double glazed window to the rear aspect overlooking views of the city centre.

### Bedroom

9'5" x 14'10" (2.88m x 4.54m)

With ceiling light point, wall mounted electric heating, and double glaze window overlooking the city centre views.

### Shower Room

7'8" x 5'9" (2.35m x 1.77m)

With tiling to wall surround and floor covering, walk-in shower cubicle with shower attachment and rainfall shower above, sink on pedestal with hot and cold mixer tap over, low flush WC, ceiling extractor fan, ceiling spot lights, wall mounted central heating towel rail.

### Communal Areas

Being mainly laid to tarmac with allocated parking bays and a selection of mature trees and shrubs to borders.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 103 years, the ground rent is approximately £150.00 per annum and the service charges are approximately £1,339.00 per annum (subject to confirmation from your legal representative).

### Council Tax Band

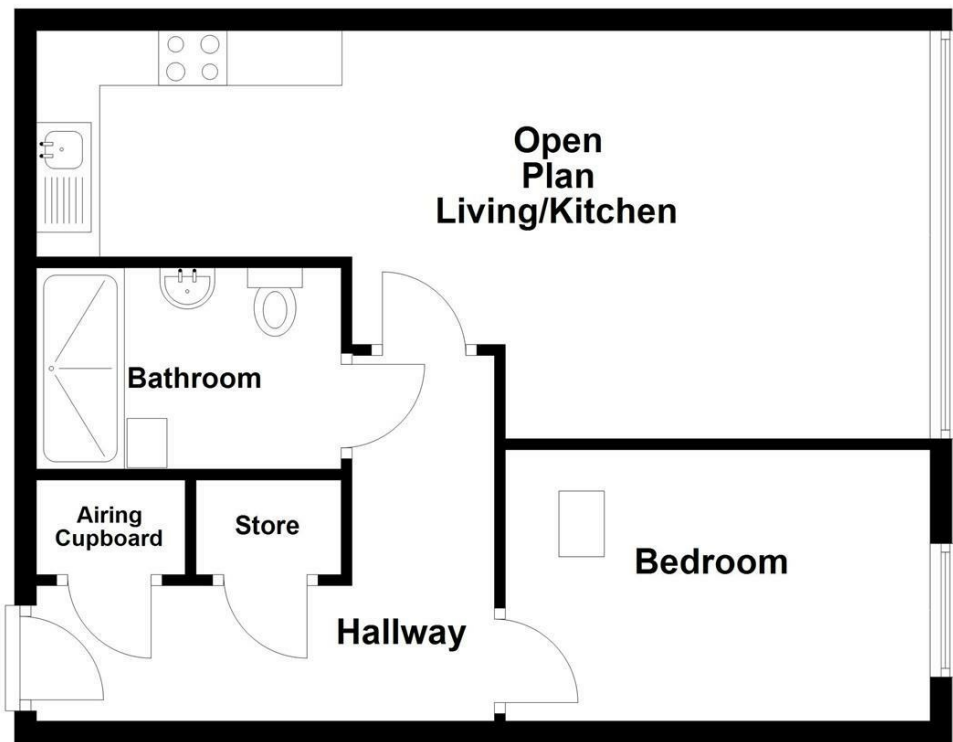
According to the Direct Gov website the Council Tax Band for The Edge, Moseley Road, Moseley, Birmingham, B12 9BL is band B and the annual Council Tax amount is approximately £1,884.66, subject to confirmation from your legal representative.





## Floor Plan

### Ground Floor

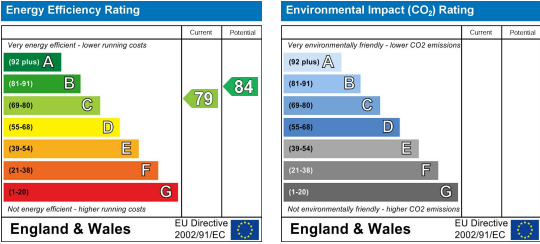


The Edge  
NOT to Scale  
for Illustrative Purposes Only.

## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.