



2 Royston Court

Wake Green Park, Birmingham, B13 9YN

Offers Over £130,000



AMAZING ONE BEDROOM GROUND FLOOR FLAT IN LEAFY DEVELOPMENT!

Royston Court is ideally located within the Wake Green Park development with easy access into Moseley Village and the city centre; the location boasts good public transport routes via buses and the recent Moseley Train station. Being a short distance into Moseley Village provides access to useful amenities like cafes, restaurants, shops, grocers and community hubs. The flats itself is located on the ground floor and provides: hallway, spacious bedroom, bathroom, living room with direct access onto the leafy communal grounds, kitchen and storage cupboards. The energy efficiency rating is C. Call our Moseley office for a viewing today!



Approach

With front entry door opening into:

Hallway

Recently installed Fire door leading to hallway with ceiling light point, tiling to floor, door opening into storage cupboard and further doors opening into:

Bathroom

6'5" x 5'5" (1.96 x 1.66)

With ceiling light point, extractor fan, tiling to floor and walls, vanity unit with built-in wash hand basin with hot and cold mixer tap and hidden cistern push button WC and storage, p-shaped bath with hot and cold mixer tap and shower over with glass shower screen and wall mounted chrome heater towel radiator.

Bedroom

7'5" x 9'4" (2.28 x 2.85)

With laminate wood effect flooring, ceiling light point, central heating radiator, double glazed window to the side aspect and built-in wardrobe.

Living/Dining Room

19'4" x 10'7" x 7'4" (5.91 x 3.25 x 2.24)

With two ceiling light points, laminate wood effect flooring, central heating radiator, door opening into useful storage cupboard, double glazed patio doors giving access to the communal garden and door opening into:

Kitchen

9'6" x 7'9" (2.90 x 2.38)

With tiling to floors, ceiling light point, wall and base units with wooden effect work surfaces over incorporating stainless steel sink and drainer with

hot and cold mixer tap, space for washing machine, fridge freezer and cooker with extractor over, two useful storage cupboards, double glazed window to the front aspect and cupboard housing the Vaillant boiler.

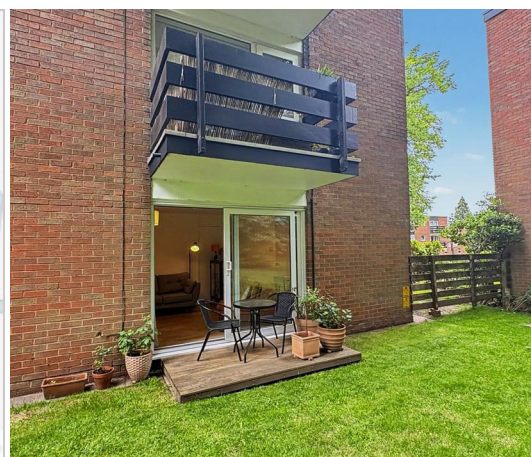
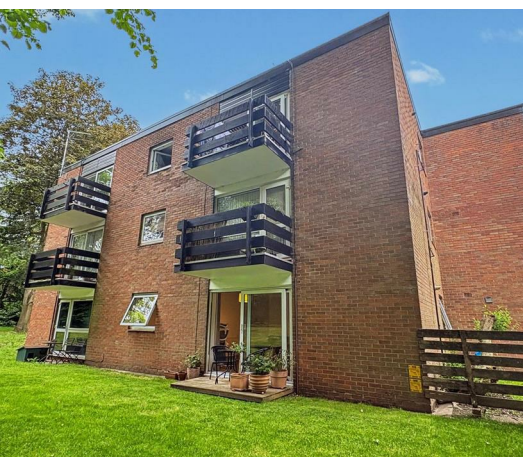
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 956 years, the ground rent is approximately a peppercorn amount and the service charges are approximately £2089.92 per annum (subject to confirmation from your legal representative)

Council Tax Band

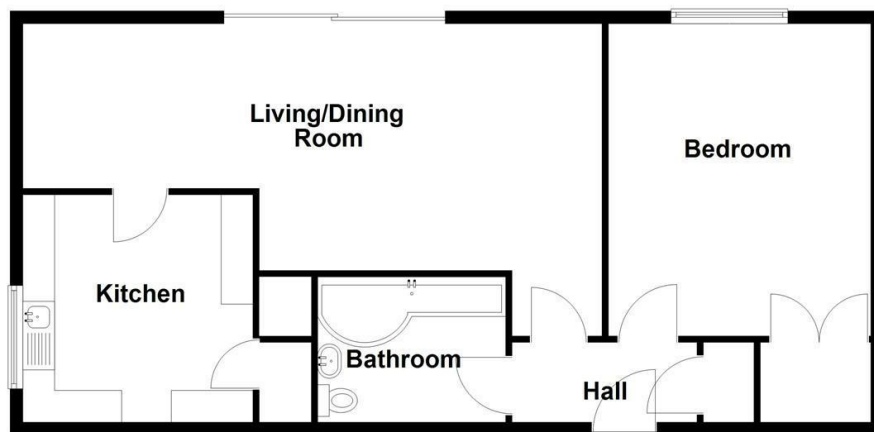
According to the Direct Gov website the Council Tax Band for Flat 2 Royston Court, Wake Green Park, Birmingham, B13 9YN is band A and the annual Council Tax amount is approximately £1568.78 subject to confirmation from your legal representative.





Floor Plan

Ground Floor



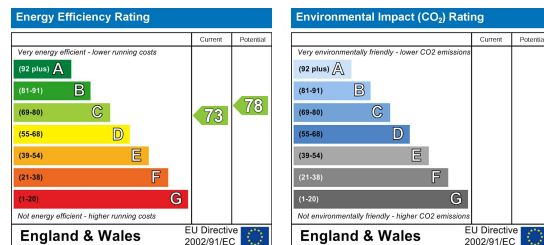
NOT to Scale
for Illustrative Purposes Only.

Plan produced using PlanUp.

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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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