



**£1,200 Per Month**

Flat 58 Pitmaston Court East Goodby Road, Birmingham, B13 8RL

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**\*THREE BEDROOM FLAT\*\*AVAILABLE NOW\*** We are delighted to offer to the market this beautifully presented, period three bedroom top floor apartment located in this delightful Art-Deco inspired building off Goodby Road in Moseley, which offers superb communal areas and is ideally located for access into Moseley Village with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities, being close to Cannon Hill Park, MAC Theatre, QE Hospital and good transport links in the City Centre and the upcoming Moseley Train Station. The apartment is located in the West Wing on the top floor with far reaching views of the Birmingham City skyline. Ideally located in this leafy quarter of Moseley, the property itself offers a high specification finish throughout and is offered with gas central heating, double glazing, and plentiful parking with the brief details comprising; well tended communal grounds and entrances, entrance hallway, contemporary kitchen, three bedrooms, living room and contemporary bathroom. The property is available now. Energy Efficiency Rating C. To arrange your viewing of this superb apartment please call our Lettings team.

## Approach

With access door opening into:

## Hallway

With two ceiling light points, vinyl wood effect flooring, ceiling skylight, central heating radiator, doors opening into three storage cupboards providing useful storage space and housing the meters, wall mounted intercom system and further doors opening into:

## Kitchen

11'10" x 6'11" (3.62 x 2.13)

With ceiling spotlights, wall and base units with under cupboard lighting and work surfaces over, induction hob with extractor fan over, integrated oven and grill, integrated dishwasher, integrated washing machine, sink and drainer with hot and cold mixer tap, tiling to splash backs, central heating radiator, double glazed UPVC window to the side aspect, pantry area and UPVC double glazed fire exit door giving access to the balcony.

## Living Room

14'0" x 13'3" (4.28 x 4.06)

With ceiling light point, two wall mounted light points, two central heating radiators, two double glazed windows to the front aspect, cornice to ceiling,

## Bedroom One

14'10" x 11'7" (4.54 x 3.54)

With double glazed window to the side aspect, ceiling light point, picture rail and central heating radiator.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

## Bedroom Two

8'0" x 11'11" (2.44 x 3.64)

With double glazed window to the side aspect, ceiling light point, picture rail and central heating radiator.

## Bedroom Three

10'5" x 7'4" (3.20 x 2.26)

With double glazed window to the side aspect, ceiling light point and central heating radiator.

## Bathroom

5'4" x 9'10" (1.64 x 3)

With ceiling spotlights, extractor fan, opaque double glazed window to the side aspect, bath with shower over and glass shower screen and hot and cold mixer tap, wash hand basin with hot and cold mixer tap, low flush WC, tiled floor covering, tiling to walls, shaver point and heated towel radiator.

## Council Tax

According to the Direct Gov website the Council Tax Band for Flat 58, Pitmaston Court East, Goodby Road, Moseley, Birmingham, B13 8RL is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.

