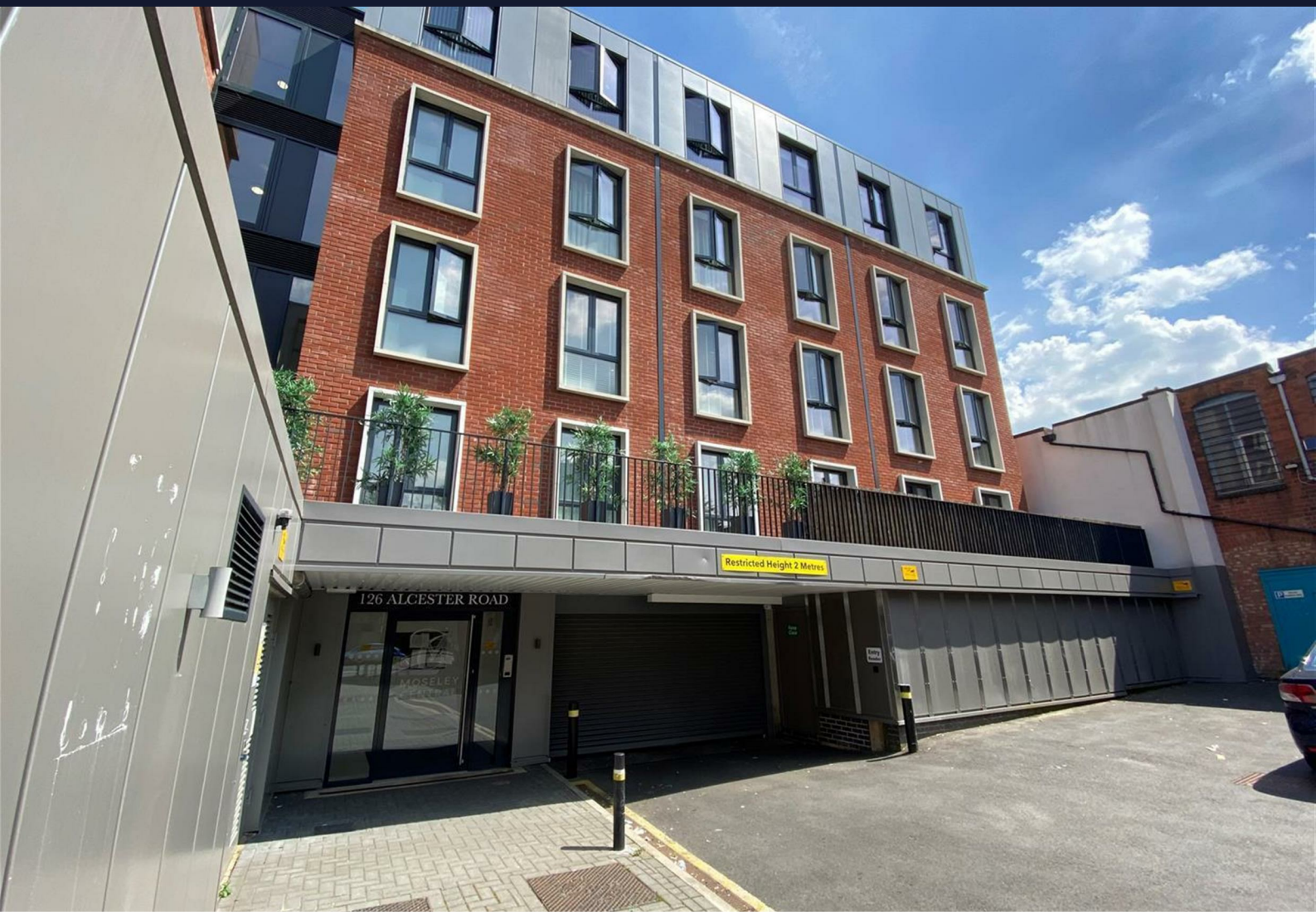
Rice Chamberlains
ESTATE AGENTS LLP



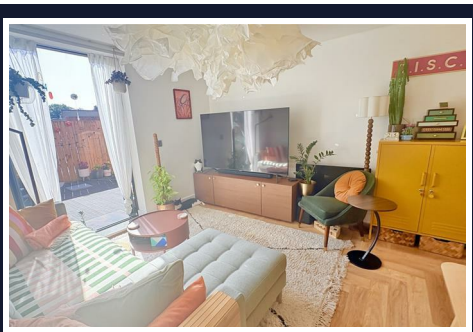
Moseley Central 126 Alcester Road

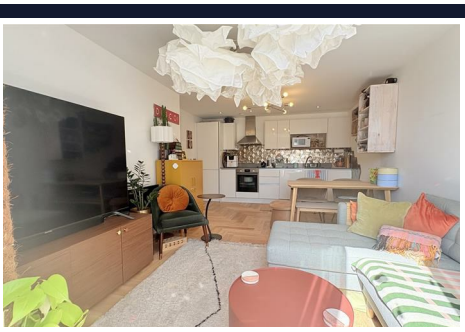
Moseley, Birmingham, B13 8EQ

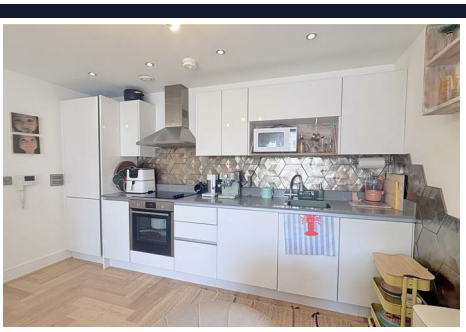
£1,250 Per Month

2 2 1 C

Rice Chamberlains are pleased to offer this chain-free, modern first floor, two bedroom apartment with large outdoor terrace space, located in this prestigious secure development in Moseley Village. Offering an excellent location for all of Moseley's associated amenities including bars and restaurants, the Moseley Train Station and the close proximity to Moseley Park and Pool! The accommodation briefly comprises; secure underground parking facility with an allocated parking bay, entrance hallway, storage cupboard, open plan living room/kitchen with integrated appliances, bedroom one with en-suite shower room, second double bedroom and apartment bathroom. The property further benefits from triple glazing and electric heating, Energy Efficiency Rating C . To arrange your viewing, please contact our Moseley Office or visit our website for further details.







Approach
With door opening into hallway.

Hallway
With herringbone style laminate wood effect flooring, ceiling spotlights, wall mounted electric radiator, door opening into storage cupboard housing water tank and washing machine and further doors opening into:

Bedroom
14'11" x 7'5" x 10'6" (4.55 x 2.27 x 3.21)
This l-shaped bedroom with ceiling light point, double glazed widow to the rear aspect, wall mounted electric radiator and door opening into:

En-Suite
4'4" x 3'10" (1.33 x 1.19)
With a walk-in shower with shower over, low flush WC, wall mounted wash hand basin with hot and cold mixer tap, shaver point, ceiling spotlights, extractor fan and wall mounted electric radiator.

Bathroom
6'9" x 5'6" (2.08 x 1.68)
With tiling to walls and floor, wall mounted wash hand basin with hot and cold mixer tap, low flush WC, bath with hot and cold mixer tap and shower over and shower screen, extractor fan and ceiling spotlights.

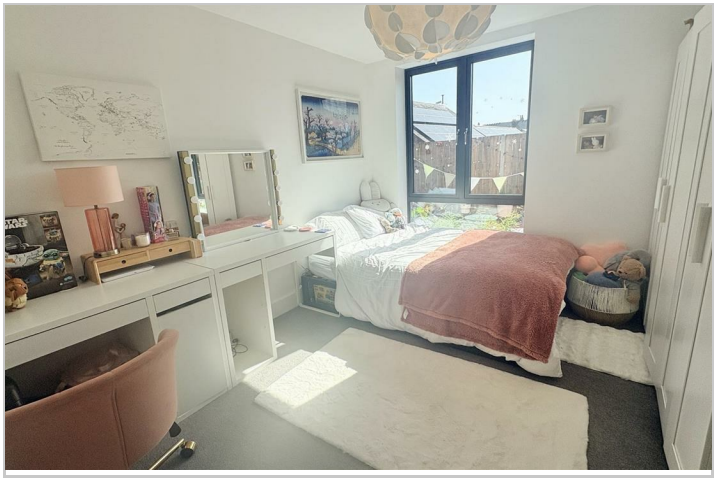
Bedroom Two
11'3" x 9'10" (3.43 x 3.01)
With ceiling light point, wall mounted electric radiator and double glazed window to the decking area.

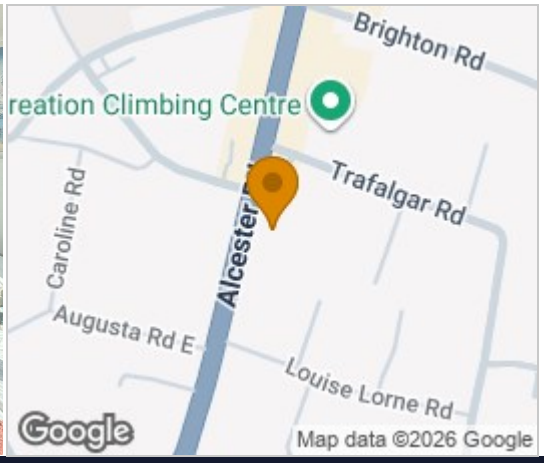
Open Plan Kitchen and Living Area
12'7" x 10'11" x 19'4" (3.85 x 3.35 x 5.91)
With herringbone style laminate wood effect flooring, two ceiling light points, spotlight points, a selection of wall and base units with work surfaces over incorporating sink and drainer with hot and cold mixer tap, integrated dishwasher, fridge freezer and integrated induction hob with extractor over and oven and grill below, tiling to splash backs and walkway into living area with ceiling light point, wall mounted electric radiator, continued laminate effect flooring and double glazed French door giving access to the rear patio area.

Decking Area/Outdoor terrace
13'1" x 31'7" (4.01 x 9.63)
With decking area and fencing to boundaries.

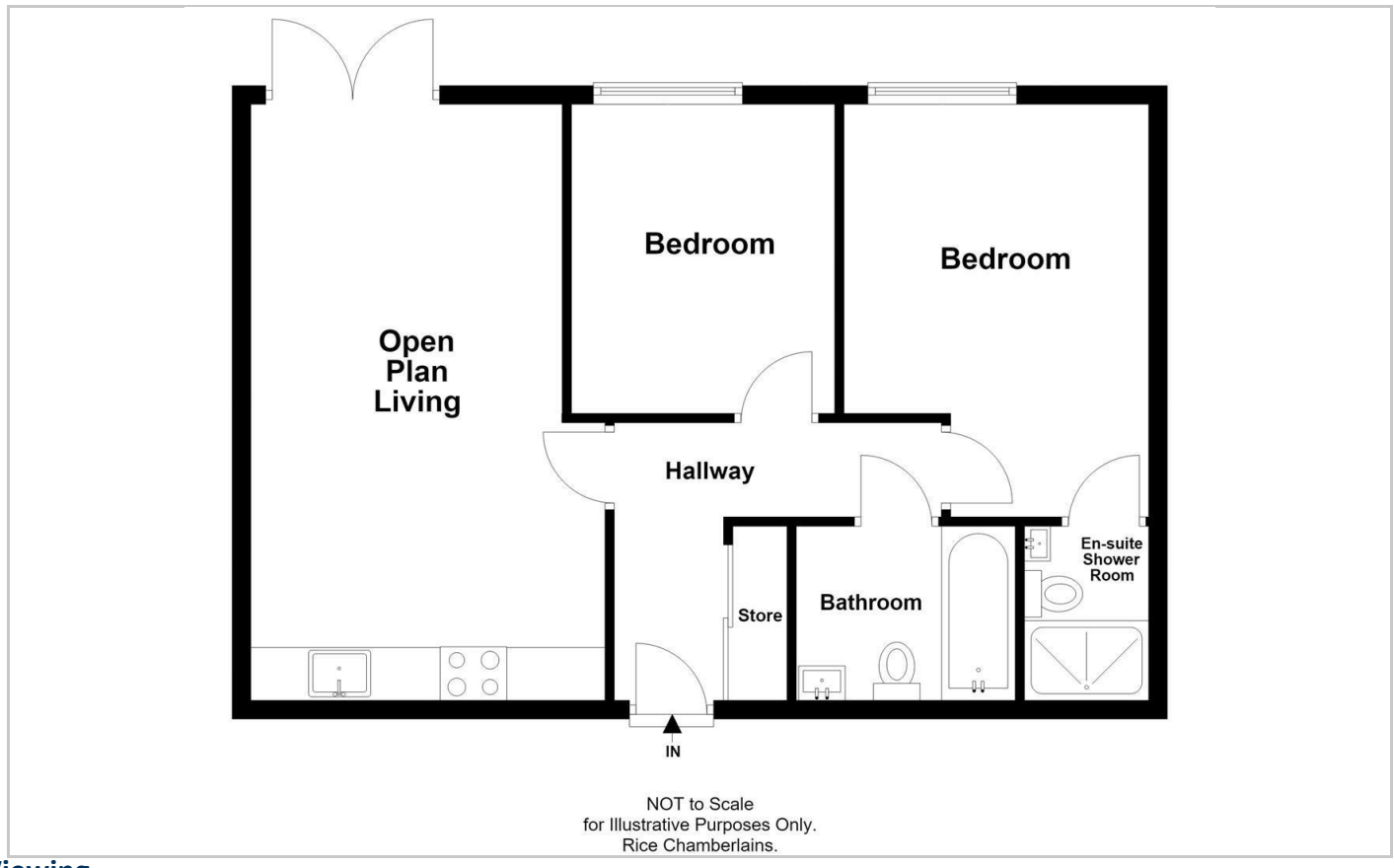
Tenure
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 142 years, the ground rent is approximately £.300.00 per annum and the service charges are approximately £3,000.00 per annum (subject to confirmation from your legal representative).

Council Tax band
According to the Direct Gov website the Council Tax Band for Apartment 6, Moseley Central, Alcester Road, Moseley, Birmingham, B13 8EQ is band D and the annual Council Tax amount is approximately £2,353.17 subject to confirmation from your legal representative.





Floor Plan



NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.

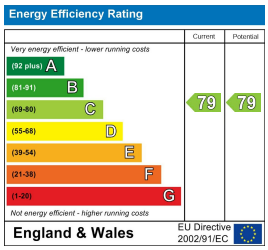
Viewing

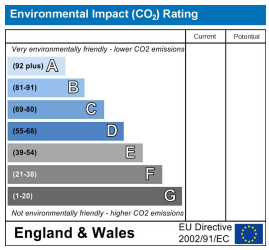
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk