



## Flat 25 Moseley Court, Yardley Wood Road, Moseley, Birmingham, B13 9PU

Offers Over £78,000



**\*CASH BUYER ONLY DUE TO LOW LEASE!!\*** Lovely one bedroom second floor flat located in Moseley, which offers great access to Moseley Village, with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and benefit of the upcoming Moseley Train Station. Being an ideal investment requiring a lease extension. The accommodation briefly comprises; communal grounds, secure access to the block, with stairs and lift access to the second floor, hallway, living room, kitchen, bathroom with separate WC and Bedroom. The Property also benefits from double glazing, electric heating and a garage in a separate block. Energy Efficiency Rating D. For further information or to arrange a viewing for this lovely property please contact our Moseley Office or please feel free to visit our website for further details.



### Approach

With communal area with stairs and lift access point gives rise to the second floor accommodation with opaque wooden front entry door opening into:

### Hallway

With wall mounted electric heating, ceiling light point, wall mounted intercom system, door opening into storage cupboard and doors opening into:

### Kitchen

12'2" x 8'0" (3.71 x 2.46)

With a selection of wall and base units with marble effect work surfaces incorporating sink and drainer with mixer tap over, electric 'Smeg' hob and cooker with extractor over, space for washing machine and built-in fridge freezer, door opening into pantry, double glazed window to the front aspect, tiling to flooring and central heating radiator.

### Living Room

15'11" x 12'0" (4.86 x 3.66)

With double glazed dual aspect windows to the front and side aspects, ceiling light point and coving to ceiling.

### Bedroom

11'10" x 12'3" (3.61 x 3.74)

With ceiling light point, double glazed window with secondary glazing overlooking the front aspect and door opening into storage cupboard providing useful storage.

### Bathroom

5'11" x 8'5" (1.82 x 2.58)

With panel bath with two taps over and Triton shower over, sink with two taps over, tiling to flooring, tiling to splash backs, door opening into cupboard housing water tank, double glazed opaque window to the front aspect and ceiling light point.

### Separate WC

2'11" x 5'2" (0.91 x 1.58)

With tiling to flooring, low flush WC, double glazed opaque window to the side aspect and ceiling light point.

### Garage in Separate Block

Not inspected, has a metal up and over door and is located in a separate block.

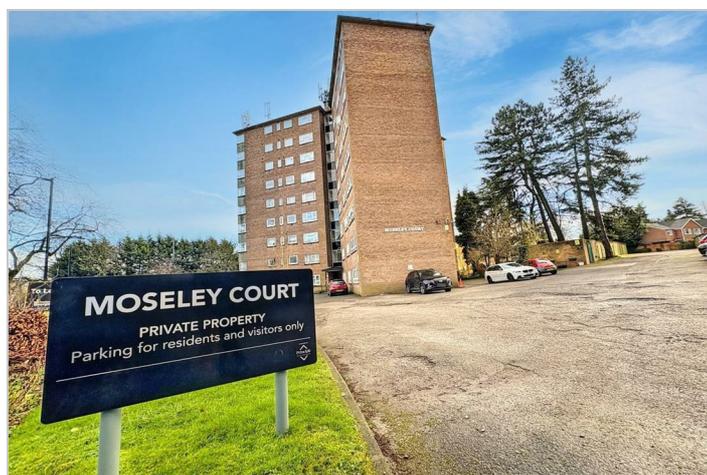
### Tenure

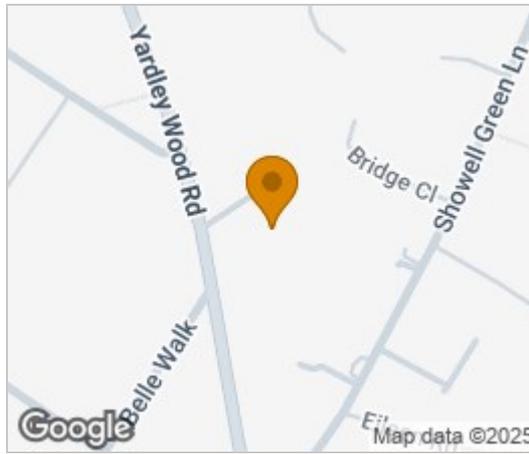
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 51 years, the ground rent is approximately £85.00 per annum and the service charges are approximately £1,930.38 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 25, Moseley Court, Yardley Wood Road, Moseley, West Midlands, B13 9PU is band A and the annual Council Tax amount is approximately

£1,389.17 subject to confirmation from your legal representative.





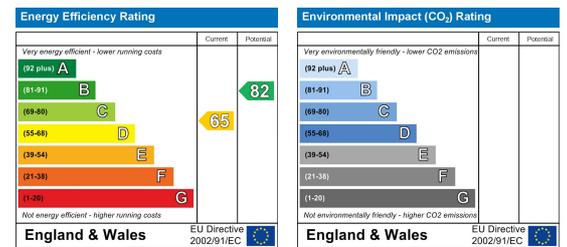
## Floor Plan



## Viewing

Please contact our Rice Chamberlains 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.