



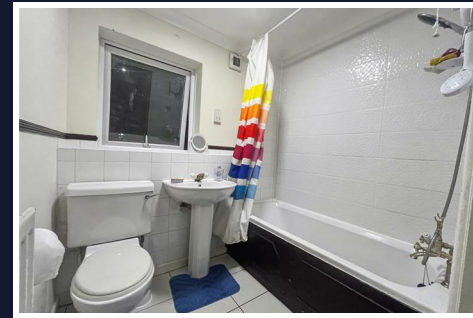
Flat 5 Nelson Court

70 Trafalgar Road, Moseley, B13 8BU

Offers Over £155,000



We are pleased to offer to the market this generously proportioned, two double bedroom ground floor apartment which is located on Trafalgar Road in Moseley and is ideally located to give access into Moseley Village and also the City Centre via the nearby transport links. The apartment itself offers the following accommodation; communal gardens and parking, entrance hallway, spacious lounge / dining room with garden access, fitted kitchen, two good double bedrooms and separate apartment bathroom. Energy Efficiency Rating C. To arrange your viewing of this lovely home please call our Moseley branch.



Approach

This ground floor, two bedroom apartment is approached via communal fore garden with pathway leading to communal front entry door opening into communal hallway with front entry door opening into:

Hallway

With ceiling light point, central heating radiator, wall mounted security intercom system, two storage cupboards and further doors opening into:

Living Room

11'0" x 12'11" (3.36 x 3.96)

With three wall mounted light points, central heating radiator, double glazed door giving access to the rear communal gardens, double glazed window to the rear aspects and single glazed door opening into:

Kitchen

6'2" x 10'4" (1.88 x 3.15)

With a selection of white wall and base units with marble effect work surfaces, tiled flooring, ceiling light point, integrated 'Tricity Bendix' cooker, hob and extractor fan, space facility for washing machine, stainless steel sink and drainer unit with taps over, double glazed window to the rear aspects, tiling to splash back areas, space facility for fridge freezer and 'Baxi' combination boiler.

Bedroom One

12'10" x 10'5" (3.91 x 3.18)

With a double glazed window to the front aspects, two wall mounted light points and central heating radiator.

Bedroom Two

8'10" x 12'11" (2.69 x 3.94)

With a double glazed window to the front aspects, central heating radiator and wall mounted light point.

Bathroom

6'5" x 6'1" (1.96 x 1.85)

With a three-piece white bathroom suite comprising of low flush WC, wash hand basin on pedestal with taps over and bath with 'Tritono' shower attachment over. The bathroom further benefit from a double glazed opaque window to the side aspects, tiling to splash back areas, tiled flooring, ceiling light point, central heating radiator and wall mounted extractor fan.

Communal Gardens

With communal gardens and allocated parking to the rear of the property.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 96 years and the ground rent and service charges combined are approximately £1320.00 per annum (subject to confirmation from your legal representative).

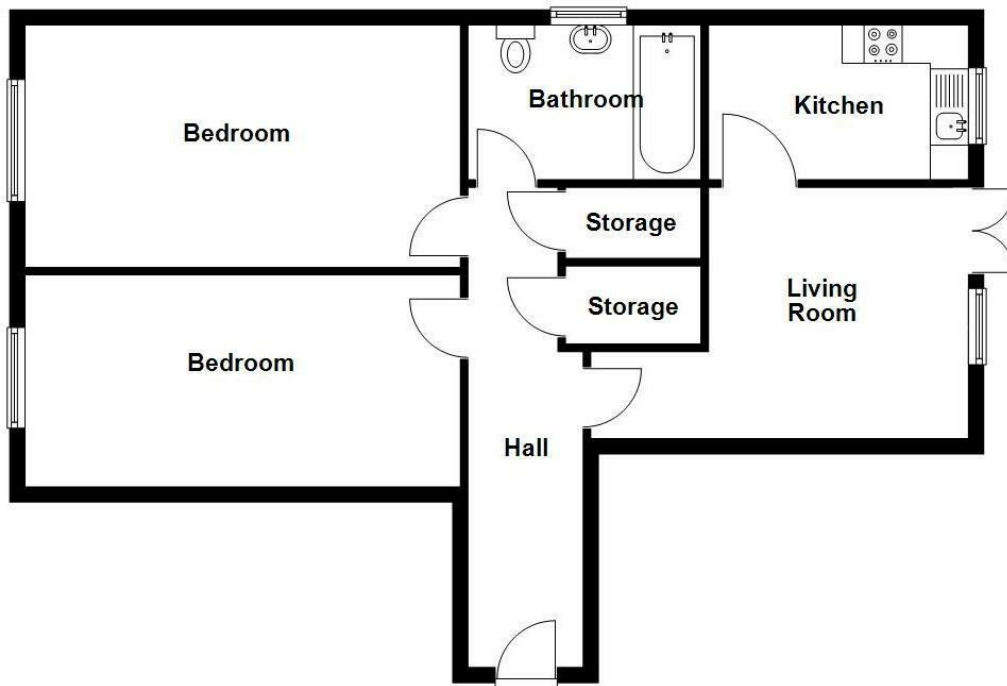
Council Tax Band

According to the Direct Gov website the Council Tax Band for Nelson Court, Trafalgar Road, Moseley, Birmingham, B13 8BU is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.





Floor Plan



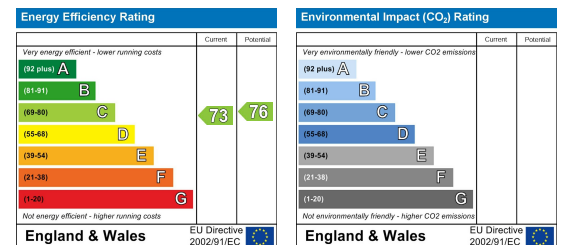
NOT to Scale
for Illustrative Purposes Only.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk