Rice Chamberlains ESTATE AGENTS LLP



Robert Court Wake Green Park

Moseley, Birmingham, B13 9XN

Offers In The Region Of £135,000

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****WELL PRESENTED FLAT IN THE WAKE GREEN PARK DEVELOPMENT WITH NO CHAIN AND EXTENDED LEASE!**** **We are pleased to offer to the market this lovely one bedroom flat situated in the leafy and secure Wake Green Park Development in Moseley offering close links to Moseley Village with all of it's associated amenities including cafes, bars, restaurants and shopping facilities. The property also benefits with good transport links into the City Centre, as well as the new Train station that is just a brisk walk away from Wake Green Park! In brief this first floor flat comprises of; well manicured communal grounds, hallway, bedroom, living room with patio doors giving access onto the balcony, built in storage, kitchen and bathroom. The property further benefits from central heating and the lease is being extended to 999 years upon completion. Energy Efficiency Rating D.**







Hallway
With laminate wood effect flooring, ceiling light point, door opening into useful storage cupboard and further doors opening into:

Bedroom
9'5" x 12'6" (2.88 x 3.83)
With ceiling light point, central heating radiator, double glazed window to the rear aspect, decorative panelling to one wall and a selection of in-built wardrobes.

Bathroom
6'4" x 5'6" (1.95 x 1.68)
With lino to flooring, ceiling light point, ceiling extractor fan, central heating radiator, push button low flush WC, wash hand basin in vanity unit with mixer tap over, bath with two taps over and shower over and tiling to splash backs.

Living and Dining Room
19'3" x 7'2" x 11'0" (5.89 x 2.20 x 3.37)
With laminate wood effect flooring, two ceiling light points, cornice to ceiling, two central heating radiators, double glazed window with an accompanying double glazed door giving views and access to the balcony area and door opening into:

Kitchen
7'6" x 7'10" (2.3 x 2.4)
With ceiling spotlight, double glazed window to the side aspect, a selection of wall and base units with work surfaces over incorporating stainless steel one and a half bowl sink and drainer with hot and cold mixer, built-in oven and hob wi8th extractor fan over, space for washing machine and fridge freezer, tiling to splash backs, tiled floor, wall mounted Ideal combi boiler and door opening into storage cupboard,

Tenure Details
We have been informed by our vendors the property is Leasehold and that the lease term is 999 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £1,800.00 per annum (subject to confirmation from your legal representative)

Council Tax Band
According to the Direct Gov website the Council Tax Band for Robert Court, Wake Green Park, Moseley, Birmingham, B13 9XN is band A and the annual Council Tax amount is approximately £1,591.95 subject to confirmation from your legal representative.

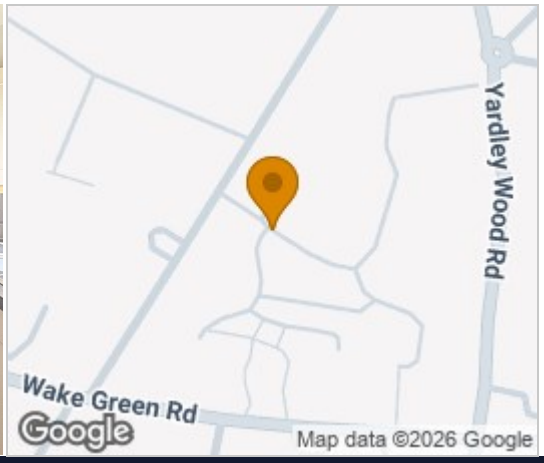






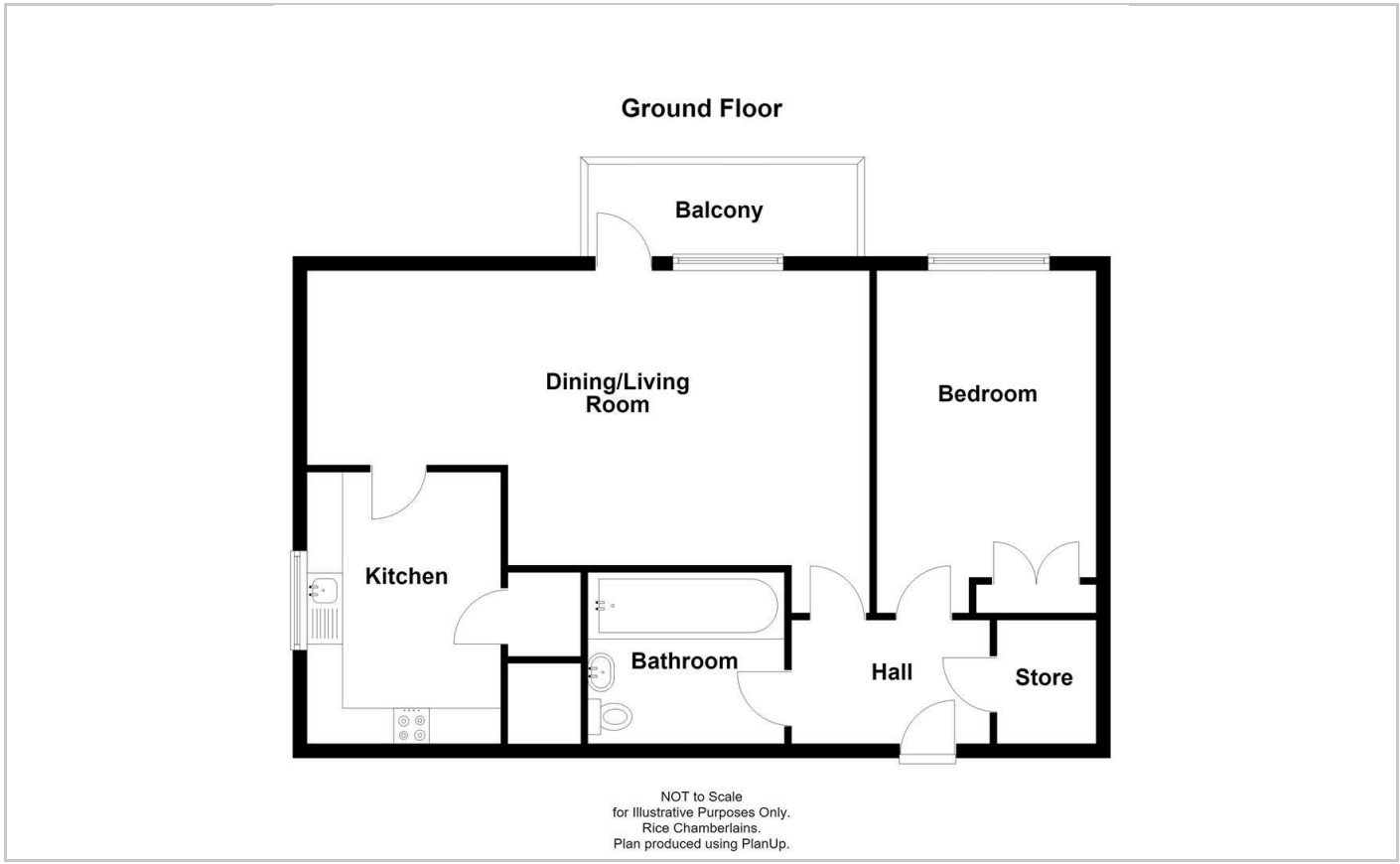








Floor Plan



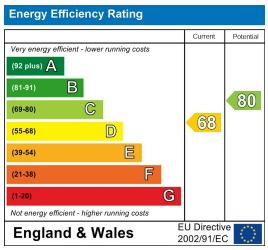
Viewing

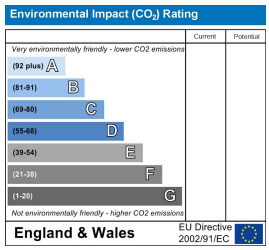
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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.

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