Rice Chamberlains ESTATE AGENTS LLP



8 Royston Court Wake Green Park

Moseley, Birmingham, B13 9YN

Offers Over £135,000

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****BEAUTIFULLY PRESENTED, ONE BEDROOM, TOP FLOOR FLAT IN WAKE GREEN PARK, MOSELEY ** This stunning second floor flat is located on the leafy complex of Wake Green Park situated in Moseley. EXTENDED LEASE UPON COMPLETION. The property has the benefit of central heating, double glazing, private balcony and a garage. The accommodation on offer briefly comprises; well maintained communal gardens, stair access and communal hallway to the second floor accommodation, hallway, living / dining room with sliding patio door giving access to the balcony, kitchen, re decorated bathroom and a good size bedroom with inbuilt storage. Ideally located for access into Moseley Village with all of its excellent amenities including coffee shops, restaurants, shops, bars and transport links to the City Centre! The property benefits from being close to the new Moseley Train Station, which gives access to the city centre within 10 mins. Energy Efficiency Rating C.**







Approach
Access via the flat entrance door and opening into:

Hallway
With Laminate wood effect floor covering, ceiling light point, storage cupboard, doors giving access to; bedroom one, living room and bathroom.

Bedroom One
12'6" x 9'3" (3.83m x 2.83m)
With Laminate wood effect floor covering, ceiling light point, central heating radiator, skirting boards, built-in wardrobe with shelving and clothes hanging space and double glazed PVC windows to the side aspect.

L-Shaped Living/Dining Room
19'3" x 11'1" x 7'3" maximum (5.89m x 3.38m x 2.23m maximum)
With Laminate wood effect floor covering, two ceiling light points, two central heating radiators, double glazed PVC windows to the rear aspect, useful storage cupboard, double glazed PVC sliding doors leading out to the balcony and further door opening into:

Kitchen
7'9" x 8'0" (2.38m x 2.45m)
With wooden effect Lino to floor covering, white brick effect tiling to splash backs, a selection of wall and base units in sage green with gold handles, wooden work surfaces, space facility for; cooker, fridge/freezer and washing machine, stainless steel sink and drainer with mixer hot & cold tap, ceiling light point, Worcester Bosch boiler, double glazed PVC window to the front aspect overlooking the communal grounds and door opening into storage/pantry cupboard providing shelved space.

Bathroom
6'5" x 5'6" (1.98 x 1.70)
With Lino to floor covering, tiling to splash backs, ceiling light point, extractor fan, central heating radiator, low flush WC, sink with mixer tap, bath with; mixer tap, handheld shower attachment and overhead shower, white tile with charcoal grout to shower surround and wall mounted cabinets.

Balcony
South-East facing.

Tenure
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 83 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £2,100.00 per annum (subject to confirmation from your legal representative).

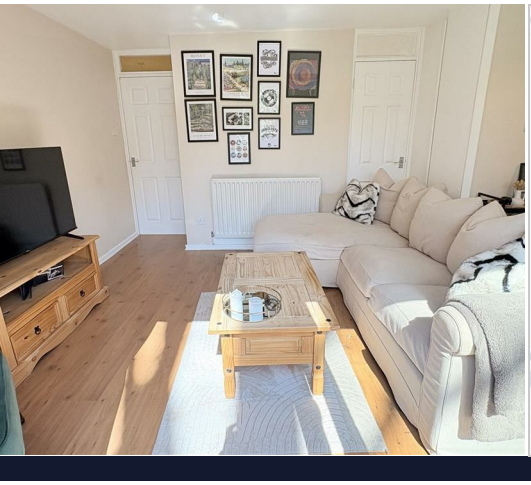
Council Tax Band
According to the Direct Gov website the Council Tax Band for 8 Royston Court, Wake Green Park, Moseley, Birmingham, B13 9YN is band A and the Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.

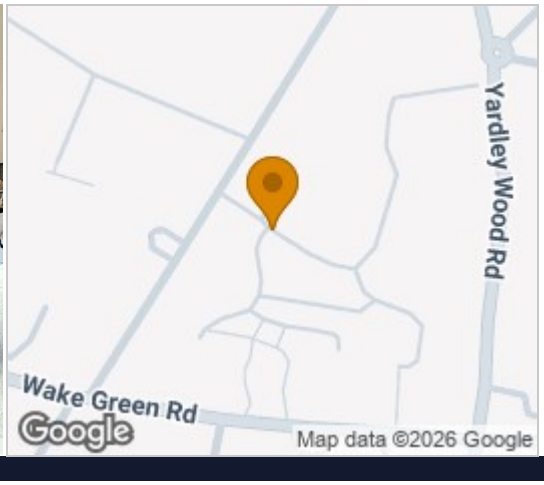






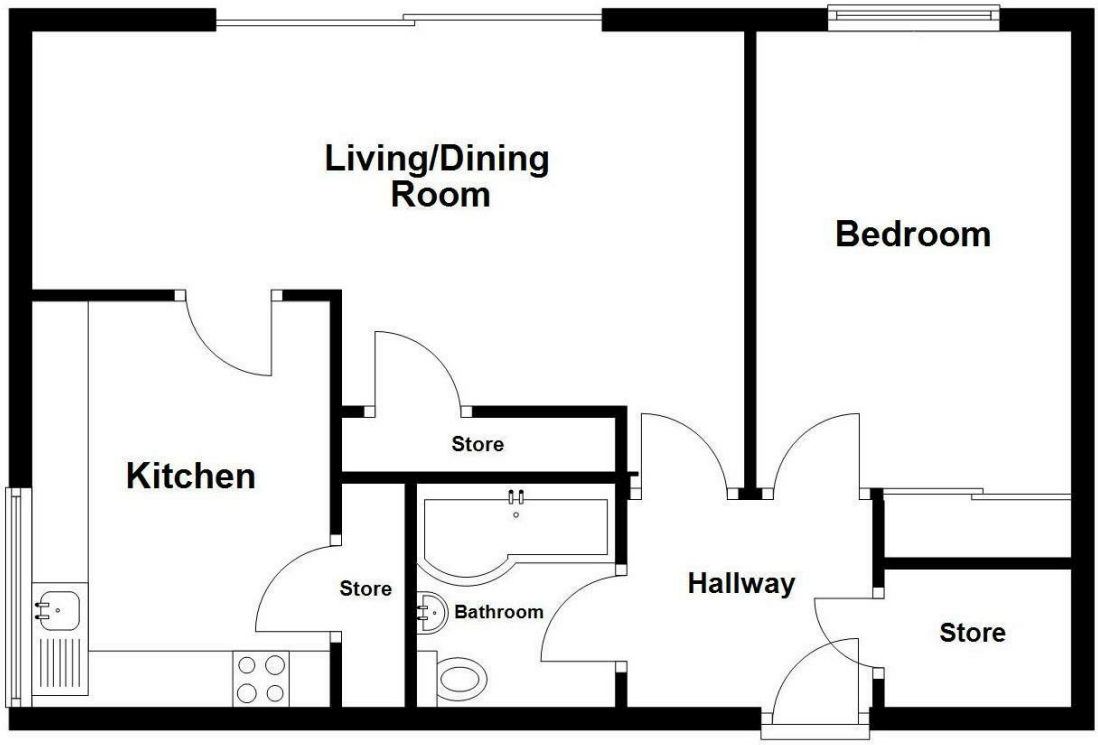








Floor Plan

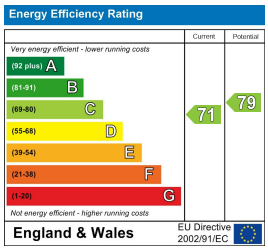


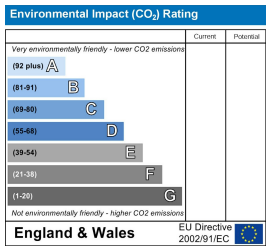
NOT to Scale
for Illustrative Purposes Only.

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