



54 Britannic Park, Yew Tree Road

Moseley, Birmingham, B13 8NQ

Offers Over £150,000



**** LUXURY APARTMENT LOCATED IN THIS PRESTIGIOUS DEVELOPMENT IN THE HEART OF MOSELEY! **** We are delighted to present to the market this delightful one bedroom apartment located on the first floor of this much sought after development in Moseley. Being ideally located for all of Kings Heath and Moseley shopping facilities it is also well positioned for access into the City Centre and also Cannon Hill Park, QE Hospital and Birmingham University. In brief, the accommodation which is offered with a concierge service, comprises; secure gated parking, RESIDENTS GYM AND SWIMMING POOL, entrance hallway, a spacious double bedroom with en-suite, a separate w/c for the apartment, an airy living and dining room as well as kitchen with integrated fridge freezer appliances. Energy Efficiency Rating TBD.



Approach

The property is approached via communal areas leading to apartment flat with wooden door opening into:

Entrance Hallway

With laminate wood effect flooring, coving to ceiling, recessed spots to ceiling. doors opening into storage cupboards one with central heating Baxi boiler and doors opening into:

Kitchen

13'0" x 5'10" (3.97 x 1.78)

With laminate flooring, laminate wood effect flooring, ceiling spotlights, wall and base units with work surfaces over, integrate fridge fridge freezer and dishwasher, sink and drainer with mixer tap, tiling to splash backs and built-in cooker with hob and extractor over.

Lounge

16'4" x 13'1" (4.99 x 3.99)

With laminate wood effect flooring, double glazed window, central heating radiator, two ceiling light points and two wall mounted light points.

Separate WC

4'11" x 3'8" (1.51 x 1.12)

With low flush WC, corner mounted sink, tiled walls to half wall height, central heated radiator, ceiling light point, shaver point and wooden effect laminate to flooring.

Bedroom

13'1" x 10'9" x 10'8" x 17'3" (4 x 3.3 x 3.27 x 5.26)

With two double glazed window, two ceiling light points, coving to ceiling, central heating radiator, laminate wood effect flooring, doors opening into wardrobe and further doors opening into:

En-Suite

9'0" x 5'10" (2.76 x 1.78)

With panel bath with shower over and shower screen, low flush WC, sink on pedestal with mixer tap over, bidet, laminated wood effect flooring, wall mounted central heated towel rail, shaver point, ceiling light point and ceiling extractor.

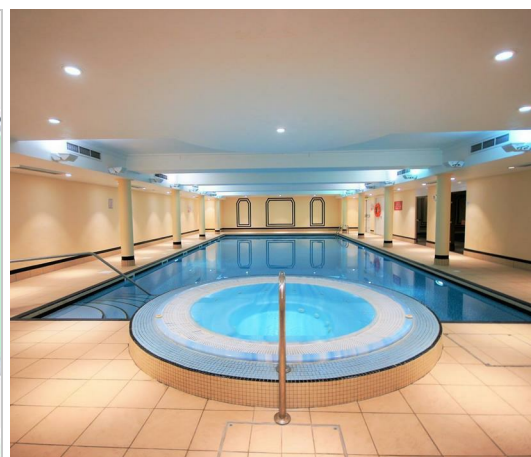
Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 980 years, the ground rent is £50.00 per annum and the service charges are approximately £2,995.00 per annum (subject to confirmation from your legal representative)

Council Tax Band

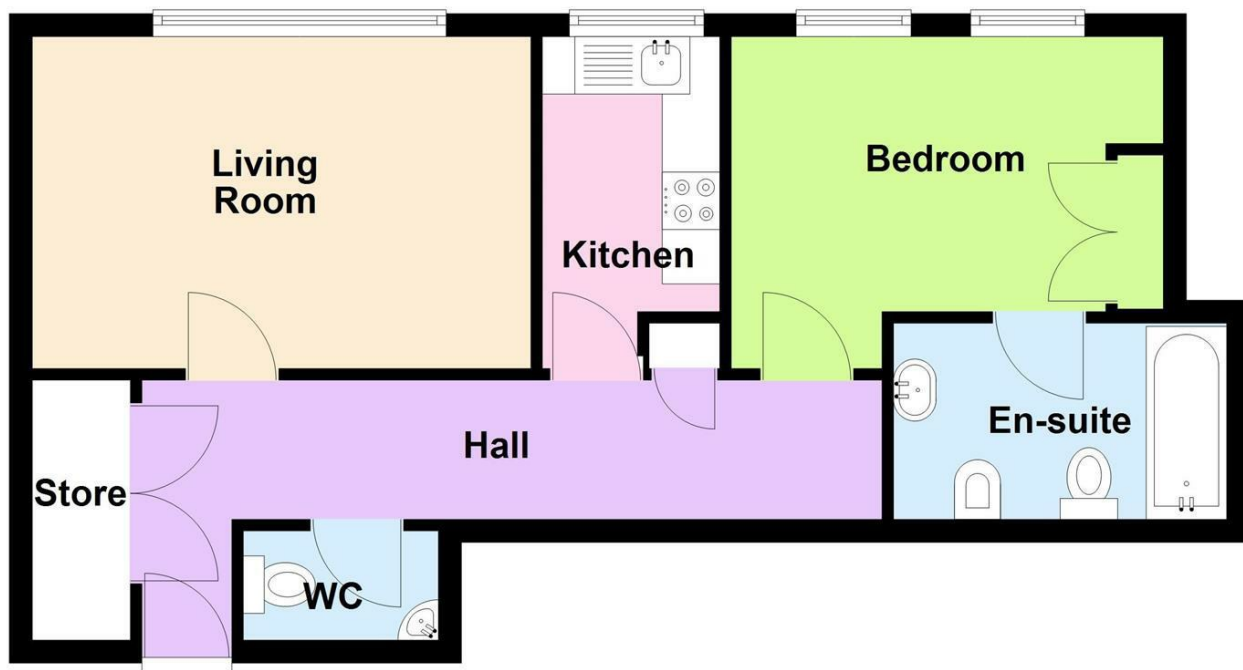
According to the Direct Gov website the Council Tax Band for 54 Britannic Park, Yew Tree Road, Moseley, Birmingham, B13 8NQ is band D and the annual Council Tax amount is approximately £2,237.00 subject to confirmation from your legal representative.





Floor Plan

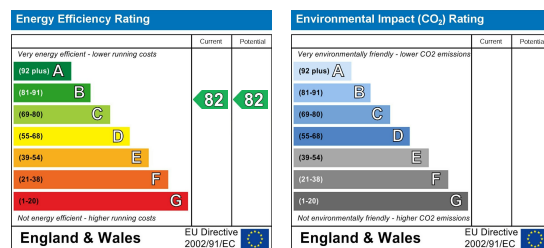
Britannic Park -
NOT TO SCALE -
For illustrative
purposes only



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.