



88 BRITANNIC PARK

YEW TREE ROAD, MOSELEY, BIRMINGHAM B13 8NQ

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£660,000

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A stunning duplex penthouse apartment with wonderful panoramic views, excellent stylish accommodation on two floors, three generous balconies, state of the art kitchen and bathrooms located in the prestigious Britannic Park development on Yew Tree Lane, Moseley.

Situation

Britannic Park Apartments are situated on Yew Tree Road in Moseley, some three miles south of Birmingham City Centre. Kings Heath is nearby and has a vibrant High Street with excellent shopping facilities, whilst Moseley village, a mile away has an excellent choice of bars, restaurants, shopping, schools and leisure facilities, making it one of the city's most sought after suburbs. The nearby Cannon Hill Park offers vast areas of open space, a 5 acre woodland area, tennis courts and lakes and the prestigious Warwickshire County Cricket Club is within walking distance. Highbury Park is opposite the development and there is a private Moseley Park and Pool where membership is reasonable.

Description

Britannic House Apartments were the former Britannic Assurance offices acquired and converted by Cala Homes in 1999. There are 113 apartments in total, set in lovely grounds, and accessed from Yew Tree road via electronically operated gates. There is a locked room for the storing of bicycles and parcels, and fast broadband via Virgin.

Apartment 88 is situated on the third and fourth floor of the development accessed via an impressive communal





reception hall with its concierge and three lifts which provide access to all floors. There is a residents' fitness centre, with gymnasium, steam room, sauna, indoor swimming pool and jacuzzi in the lower ground floor. The concierge is on duty during daytime hours and comprehensive CCTV ensures added security. The apartment also benefits from two allocated parking spaces in the undercroft car park, and there are also many communal visitor spaces within the grounds.

Apartment 88 is one of the Penthouses in this development, it is stunning in its size and presentation, the kitchen and bathrooms have been up-graded by the current owners and is a property which is bathed in natural light as it has a dual aspect and three impressively large balconies. It is approximately 2000 sq.ft (185.6 sq. m.) which does not include the balcony space.

The front door is on the third floor and the entrance hall is light and welcoming, dominated as it is by a modern spiral staircase. There are three bedrooms and two bathrooms at this level, details of which will be given later in this narrative.

The spiral staircase leads up to the most impressive living space, a vast open plan sitting room with a great deal of natural light, a dining area larger than most, and beyond, open plan living area with balconies onto the front of the development and to the rear over to the cricket pitch and onwards towards the skyline of Birmingham City Centre. There is smart wooden flooring throughout, a beautiful domed ceiling, wall light fittings and it is an excellent space for entertaining. The Kitchen has been totally refurbished by a company called Neptune based in Edgbaston. It has an extensive range of elegant units both base and wall-mounted in a subtle mink colour with co-ordinating worksurfaces. There is a Belfast style sink unit with an instant boiling water tap, inbuilt Siemens double oven, integrated





fridge and freezer, dishwasher, excellent larder cupboard and a return unit with an in-built hob and space for informal dining. The kitchen is near to the main dining area.

The master bedroom is accessed from the living area, a large double room with domed ceiling with gilt detail, wall light fittings, and access through French doors onto the balcony. There is a step up to the en-suite bathroom, with its white modern suite including bath, vanity unit with mirrored medicine cupboard, lavatory and large shower cubicle. The walls are tiled as is the floor.



The entrance to the apartment is on the third floor, the hall is dominated by the spiral staircase which rises to the first floor. It has wooden flooring, a video entry phone and built in cupboards housing the central heating boiler, hot water tank and fuse box.

Bedroom 2 is to the left and is a large double room with fitted wardrobes, and access to the balcony. It has en-suite facilities and plumbing for the washing machine and tumble dryer. Bedroom 3 is at the other end of the hall, it too has an extensive range of fitted wardrobes, an en-suite shower room which is also accessible from the hallway. Bedroom 4 is currently used as a study/office, it too has access to the balcony.

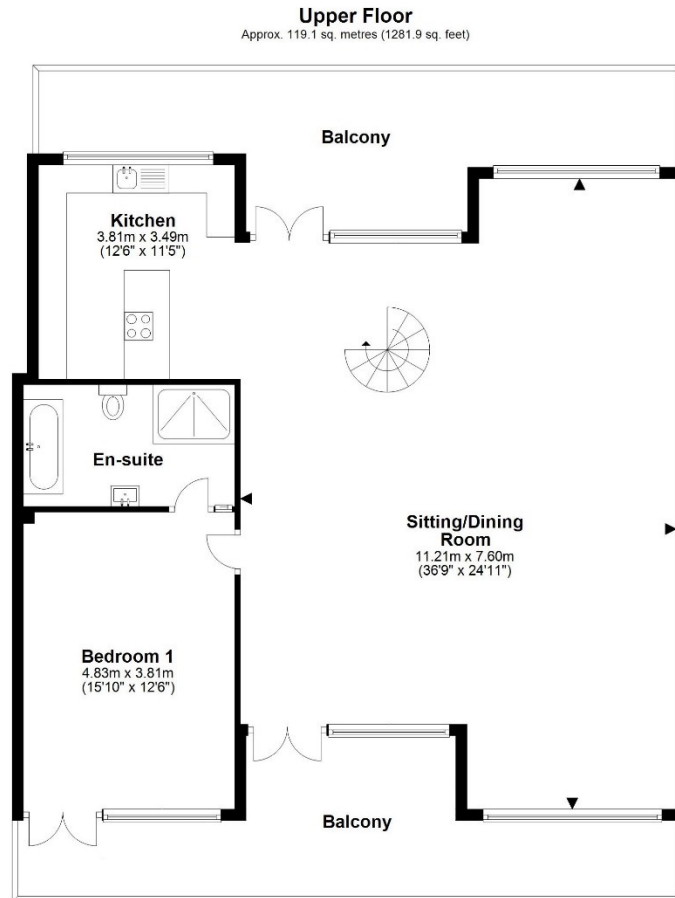
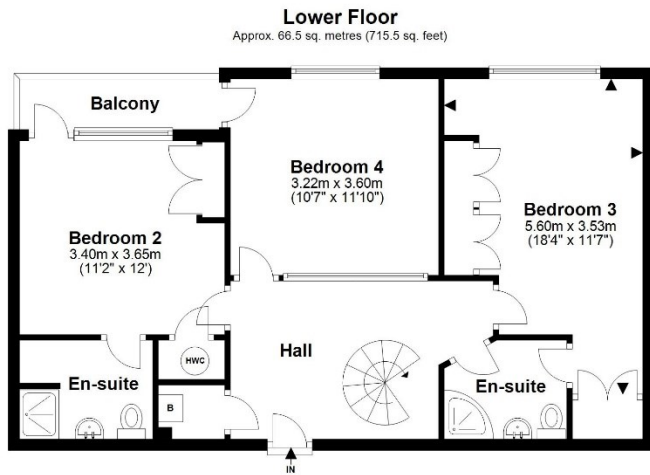
General Information

Tenure: The owners are in the process of acquiring a 999 year lease and will own a share in the freehold interest. The current lease term is for 125 years from 1999. The annual service charge is determined by the shareholders of the freehold interest and is currently £6700 per annum.

Council Tax: Band H







Note - none of the balconies are included in any of the area figures

Total area: approx. 185.6 sq. metres (1997.5 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
Area excludes any white filled walls
For more information please contact the agent

Apartment 88, Britannic Park, Moseley

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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