



89 BRITANNIC PARK

15 YEW TREE ROAD, MOSELEY, BIRMINGHAM, B13 8NQ

Robert  Powell
RESIDENTIAL SALES & LETTINGS



89 BRITANNIC PARK £222,000

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An excellent third floor, two bedroomed apartment extending to some 775 sq. ft. (72 sq. m.), with allocated parking and offering expansive westerly views with a superb cricket pitch outlook. Set in this highly regarded development, featuring a resident's indoor swimming pool and fitness centre, whilst conveniently placed in a popular residential location within Moseley.

Situation

Britannic House apartments is situated on Yew Tree Road in Moseley and is located only 3 miles to the south of Birmingham City Centre. Nearby Kings Heath has a vibrant High Street with excellent shopping facilities, whilst Moseley Village lies within a mile, with a choice of bars, restaurants, shopping, schools, and leisure facilities, making it one of Birmingham'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.

Description

Britannic House apartments were the former Britannic Assurance offices, bought 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. Apartment 89 is situated on the third floor of the development accessed via an impressive communal reception hall with concierge. There are three lifts within the building which provide access to all floors.

The Accommodation

The front door opens into the 'T' shaped reception hall, with laminate flooring, video entry phone and built in cupboard housing the central heating boiler, hot water tank and fuse box.

The kitchen is fitted with a range of base and wall mounted cupboards, AEG oven/grill and a 4 ring halogen hob with an extractor fan over, integrated fridge/freezer, integrated slimline dishwasher, washer/dryer, and work surface areas inset with a one and a half bowl stainless steel sink.

The good sized living/dining room enjoys excellent levels of natural light from the large west facing windows, a generous ceiling height, and laminate flooring. A glazed door opens out onto the covered

balcony, providing a wonderful aspect over the adjacent cricket pitch, and outlying views beyond.

Bedroom 1 has a built in double wardrobe, access door onto the covered balcony and is served by an en suite bathroom. Bedroom 2 has a built in double wardrobe, whilst there is also separate shower room off the reception hall.

Car Parking

The apartment benefits from one allocated parking space within the under croft car park and there are also several communal visitor spaces.

Facilities

There is a residents' fitness centre with gymnasium, indoor swimming pool and jacuzzi. There is a concierge during daytime hours.

General Information

Tenure: The property is understood to be leasehold with a term of 125 years extending from 1999. The current service charge is £6,674.64 per annum and the ground rent is £100 per annum. The managing agents Realty Management Limited have indicated that the recent increase in the service charge is for a one year period only and at the next budget review the service charge will see a substantial drop, although a figure cannot yet be confirmed. For any further information on this please contact the selling agents. **The agent has not checked the legal documents to verify the Leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.**

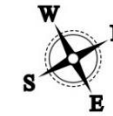
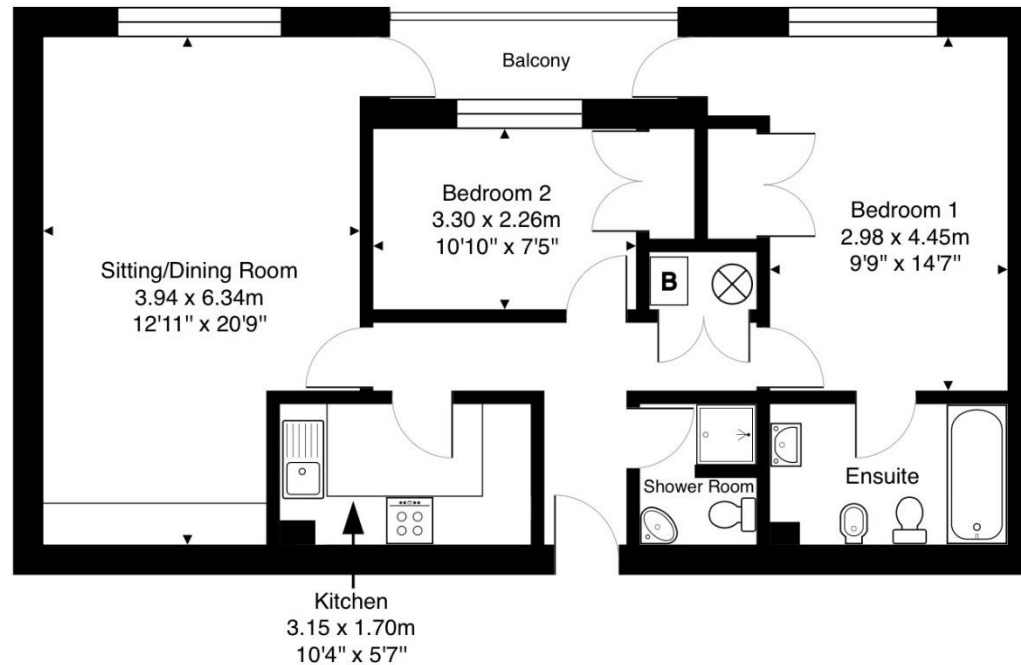
Council Tax: Band E

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To view this property call Robert Powell on **0121 454 6930**

89 Britannic Park, 15 Yew Tree Road, Moseley, Birmingham.



Total Area: approx 72.0 m² ... 775 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

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