



14 JAMES COURT

WAKE GREEN PARK, MOSELEY, BIRMINGHAM, B13 9XY

Robert  Powell
RESIDENTIAL SALES & LETTINGS



14 JAMES COURT

£127,500

MOSELEY

A fine first floor one bedroomed modern apartment in a low-rise block forming part of the leafy Wake Green Park development in the heart of Moseley. No chain.

Situation

Wake Green Park is perfectly situated within walking distance of both Moseley Village and Kings Heath High Street. The location is also very convenient for the University of Birmingham, the Queen Elizabeth Hospital with good access to Birmingham City Centre via public transport links. Moseley is also due to have its very own train station shortly which will provide easy access to the national rail network. There are local parks close by as well as sporting facilities like Edgbaston Cricket ground.

Description

This well-presented one bedroomed apartment is set within this charming private development which was designed by the renowned architect John Madin. The design uses Madin's formula of placing buildings into the natural landscape using one-third building, one-third landscape, one-third car parking. There are 302 flats divided into separate courts. The flat is situated in James Court on the first floor with access via stairs. The accommodation extends to approximately 502 sq ft (46.6 sq m) and comprises:

Entrance Hall with a storage and cloakroom cupboard and provides access to the rest of the accommodation.

Living Room which is a bright space with a picture window and glazed door across one wall with views onto the communal gardens and access to a private balcony with ample space for a small table and chairs. The room is well-proportioned to allow space for both a sitting and dining/office area.

Kitchen having a picture window next to the sink unit with a mixture of beech wood effect base and wall units with a mix of dark marble and beech worktops. There is a Cannon gas cooker and hob and a Samsung washing machine.

Bedroom being a good-sized double room with a fitted wardrobe and a picture window looking out on to the beautifully landscaped gardens.

Bathroom having slate tiled floor, part tiled walls, WC, wash basin, bath with a large rain style shower head and separate body shower head.

Outside

There is communal parking via a resident's permit parking scheme and there is also a garage in a separate block with space for one car. There are also several acres of manicured gardens.

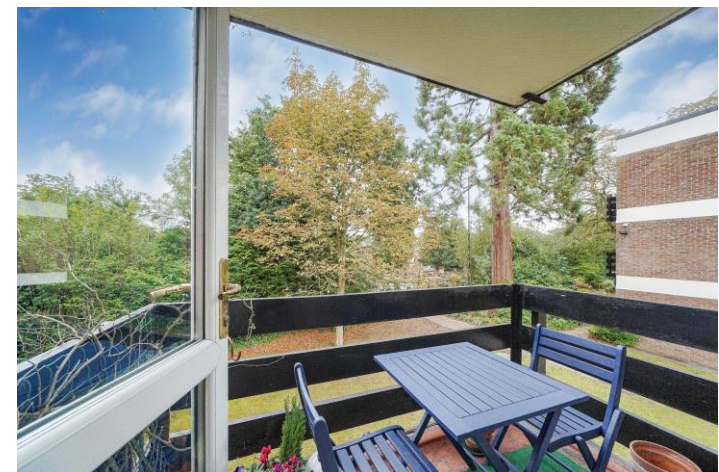
General Information

Lease and Service Charge: The property is leasehold with a 999-year lease from 25 March 1984. The flat also has a share in a portion of the freehold which means residents have a say in the running and management of the estate. The service charge is approximately £1994.56 per annum. There is a non-payable peppercorn ground rent.

Please note that the lease restricts the subletting of all properties at Wake Green Park so this property is not suitable as a buy-to-let.

Council Tax: Band A

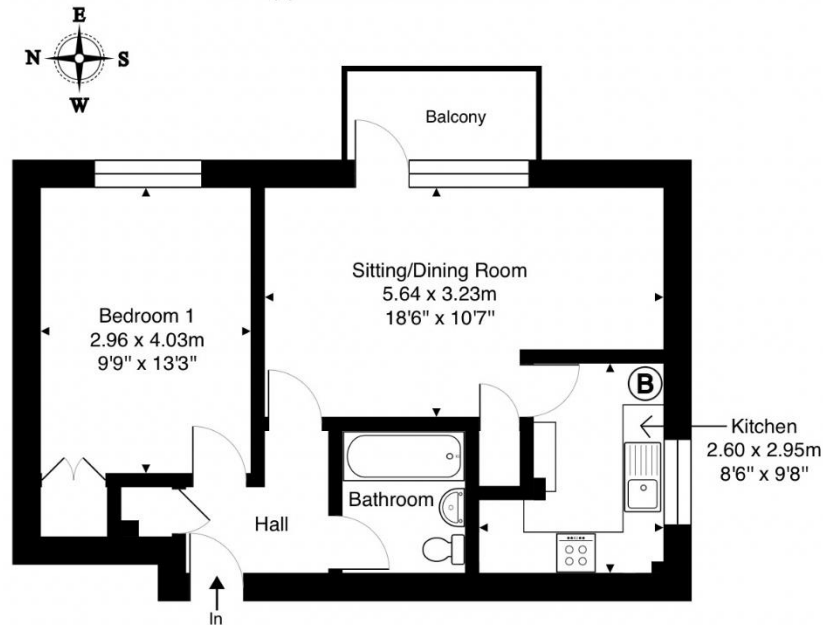
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To view this property call Robert Powell on **0121 454 6930**

First Floor Apartment

Area: approx 46.6 m² ... 502 ft²



14 James Court, Wake Green Park,
Moseley, B13 9XY.

Total Area: approx 46.6 m² ... 502 ft² (excluding balcony)

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	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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