



## Apartment 22, Moseley Central 126 Alcester Road

Moseley, Birmingham, B13 8EQ

By Auction £175,000



**\*STUNNING TWO BEDROOM APARTMENT IN THE HEART OF MOSELEY WITH NO UPWARD CHAIN!\*** We are delighted to offer to the market this two bedroom apartment located in the heart of Moseley Village located within easy reach of all of it's associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. This contemporary apartment offers all the refinements of a new build property including; contemporary kitchen with fully integrated appliances with open plan living room, two bedrooms with bedroom on benefiting from an en-suite shower room, apartment bathroom and the added benefit of an underground allocated parking space and no upward chain. Energy Efficiency Rating B. To arrange your viewing to fully appreciate this apartment on offer, please contact our Moseley office.



### Approach

This third floor apartment is approached via a secure front entry door into communal hallway with stairs and lift access to third floor with wooden front entry door opening into:

### Entrance Hall

With door opening into storage cupboard housing washing machine and water tank and providing useful storage, 'Dimplex' electric wall mounted heater, ceiling light point and doors opening into:

### Open Plan Kitchen/Living Room

12'7" x 19'4" (3.85 x 5.91)

With two ceiling light point, ceiling spotlight light point, white wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, 'Neff' cooker, electric hob and extractor over, built-in fridge and freezer and 'Neff' dishwasher, wooden effect floor covering, wall mounted 'Dimplex' electric heater, double glazed window to the rear aspect.

### Bedroom One

14'10" x 10'6" (4.54 x 3.21)

With double glazed window to the rear aspect, wall mounted electric 'Dimplex' heater, ceiling light point and door opening into:

### En-Suite Shower Room

6'10" x 3'10" (2.09 x 1.18)

With wall mounted sink with mixer tap over, low flush WC, walk-in shower cubicle with rainfall shower over, tiling to flooring, under floor heating, ceiling spotlight, ceiling extractor fan and wall mounted electric towel rail.

### Bedroom Two

9'10" x 11'3" (3.01 x 3.44)

With double glazed window to the rear aspect, ceiling light point and wall mounted 'Dimplex' heater.

### Bathroom

6'10" x 5'6" (2.09 x 1.68)

With tiling to flooring, three piece white bathroom suite comprising low flush WC, wall mounted sink with mixer tap over, panel bath with mixer tap over and shower over, ceiling extractor, ceiling light point, wall mounted electric central heated towel rail and under floor heating.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 145 years, the ground rent is approximately £210.00 per annum and the service charges are approximately £2,500.00 per annum

(subject to confirmation from your legal representative).

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for Apartment 22, Moseley Central, Alcester Road, Moseley, Birmingham, B13 8EQ is band D and the annual Council Tax amount is approximately £1,905.73 subject to confirmation from your legal representative.

#### Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

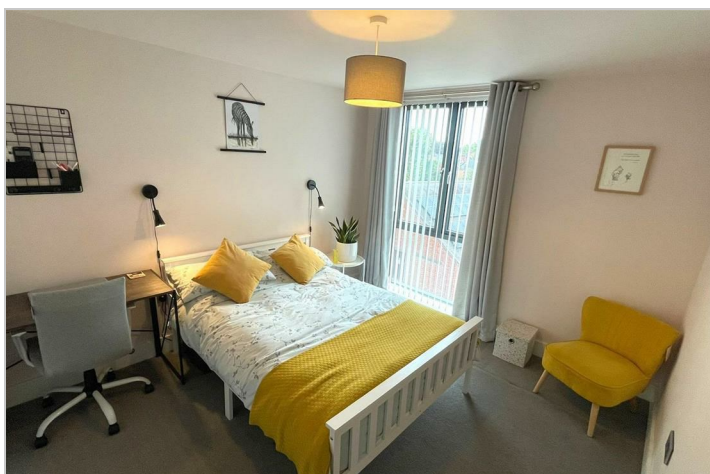
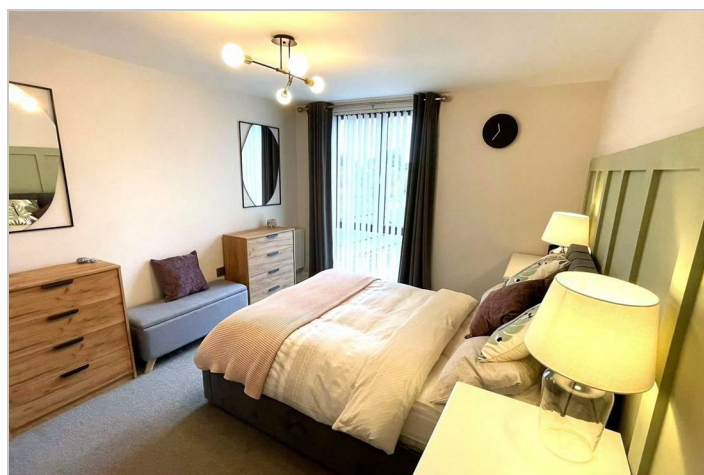
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

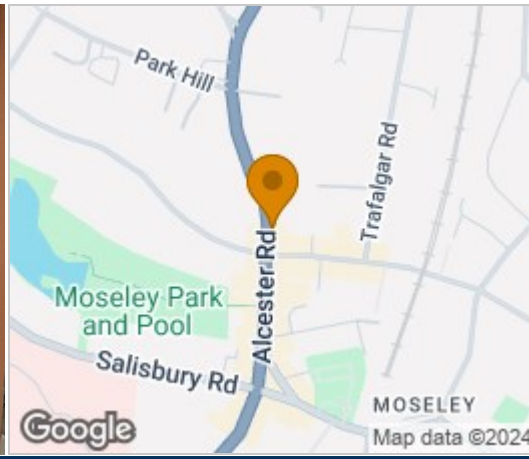
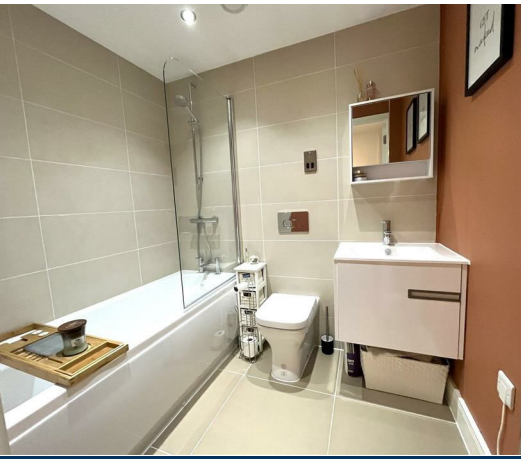
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

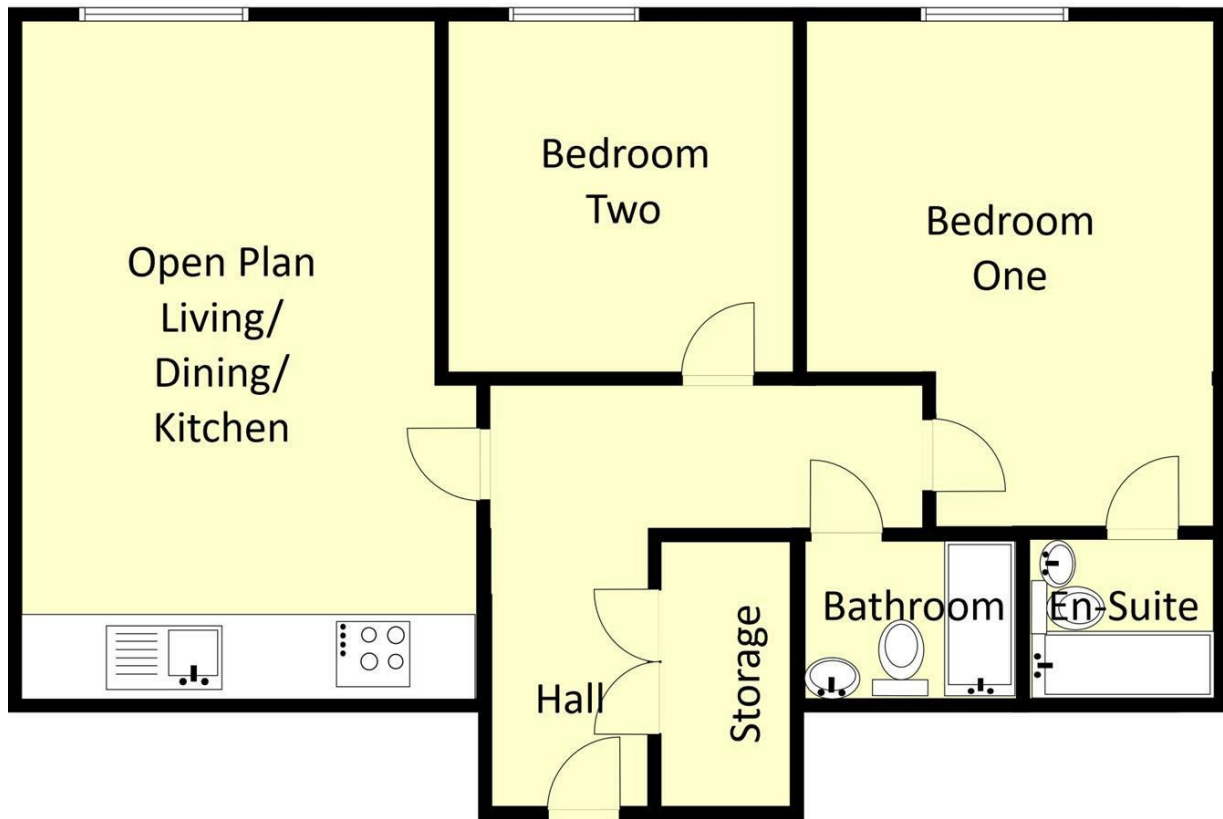
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





## Floor Plan

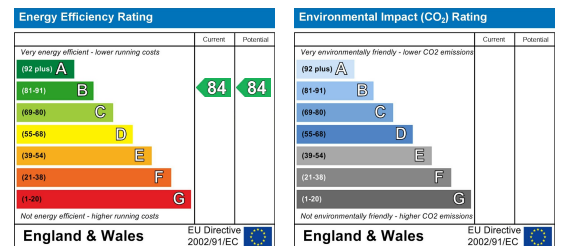
### Moseley Central For illustrative purposes only, NOT to scale.



## 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



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.