



43 Hawthorne Gardens

Moseley, Birmingham, B13 0BE

Offers In The Region Of £220,000



STUNNING TWO BEDROOM APARTMENT WITH WONDERFUL VIEWS! With arguably some of the finest views in Moseley this beautifully presented, two bedroom, first floor apartment is something a little special and should be viewed in order to fully appreciate what is on offer. Located over-looking Moseley golf course to the rear of this private development the apartment itself is beautifully presented and close proximity of Moseley Village and Kings Heath High Street, ideally located for local amenities and transport links, with the upcoming opening of the train stations in both Kings Heath and Moseley, which are due to open soon. In brief the accommodation offered consists of; secure gated access, allocated parking, spacious entrance landing, entrance hallway, open-plan living room and dining kitchen and access to a full width balcony giving fantastic views, two bedrooms with bedroom one benefiting from an en-suite and an apartment bathroom. The property also benefits from no upward chain. Energy Efficiency Rating B. To arrange your viewing of this stunning apartment please call our Moseley office.



Approach

Via a communal gated car park leading to communal front door opening into:

Communal Hallway

With stairs rising to first floor accommodation with front door opening into:

Apartment Hallway

With front entry door opening into hallway with ceiling light point, central heating radiator, door opening into storage cupboard providing useful storage and door opening into:

Open Plan Kitchen/Diner and Living Room

12'9" x 23'10" (3.90 x 7.28)

With lino to flooring, kitchen area with wall and base units, on and a half bowl stainless steel sink and drainer with mixer tap over, cooker, hob with extractor over, space for washing machine, built-in fridge freezer, tiled splash backs, wall mounted 'Baxi' boiler, ceiling light point, central heating radiator, double glazed patio door giving outside access to the balcony and double glazed window to the side aspect.

Bedroom One

10'0" x 13'4" (3.06 x 4.08)

With double glazed windows with an accompanying double glazed door giving access to the balcony area, doors opening into wardrobe spaces, central heating radiator, ceiling light point and door opening into:

En-Suite Shower Room

5'5" x 6'0" (1.67 x 1.85)

With shower cubicle with shower over, low flush WC, sink on pedestal with mixer tap over, tiling to splash backs, ceiling light point and ceiling extractor fan.

Bedroom Two

8'5" x 12'7" (2.58 x 3.84)

With double glazed door and window giving access to the balcony, door opening into storage cupboard, central heating radiator and ceiling light point.

Balcony

With decking flooring and with views overlooking the communal grounds and golf course.

Bathroom

6'3" x 7'2" (1.92 x 2.19)

With low flush WC, sink on pedestal with mixer tap over, tiling to splash backs, panel bath, door opening into airing cupboard housing water tank, ceiling light point, ceiling extractor fan and central heating radiator.

Communal Grounds

Wrapping around the development and being laid mainly to mature lawns with mature trees, plants and shrubs.

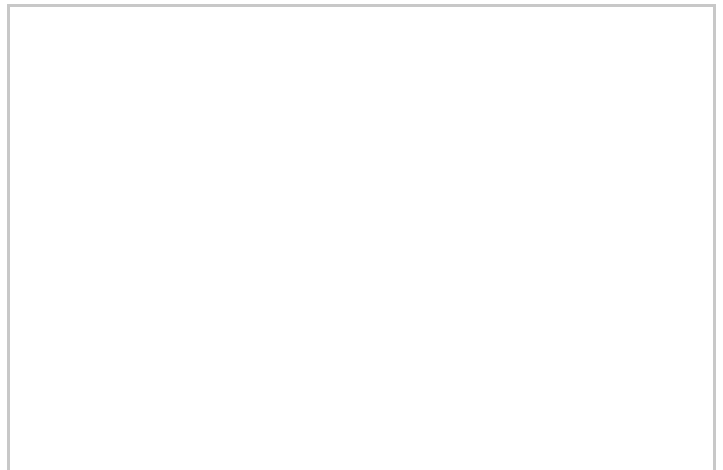
Tenure

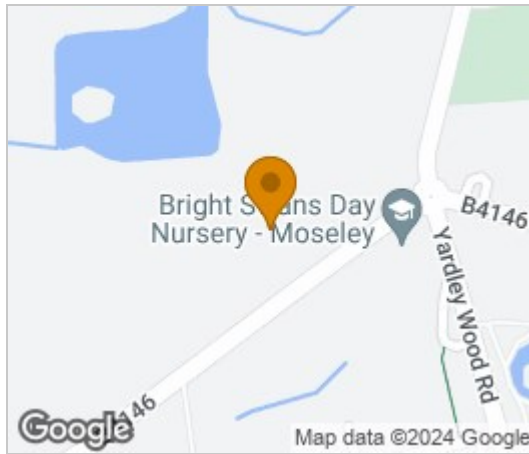
We have been informed by our vendors the property is Leasehold and that the lease term remaining is

approximately 108 years, the ground rent is approximately £330.06 per annum and the service charges are approximately £2,910.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

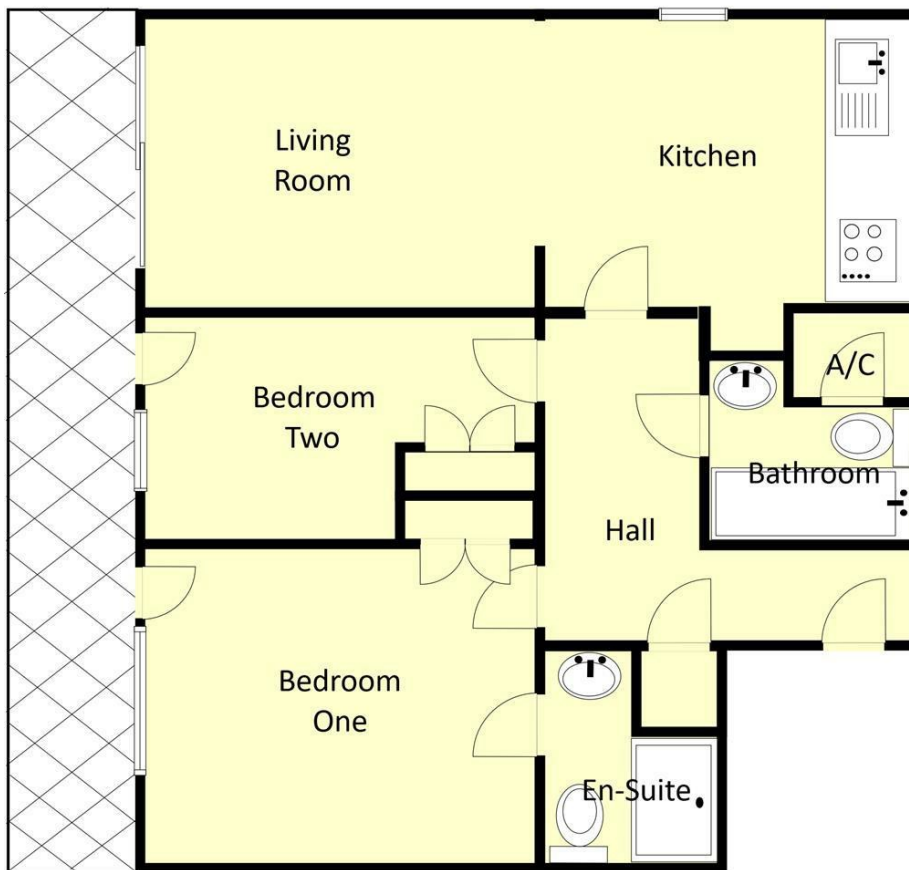
According to the Direct Gov website the Council Tax Band for 43 Hawthorne Gardens Moseley, Birmingham, B13 0BE is band C and the annual Council Tax amount is approximately £1,693.98 subject to confirmation from your legal representative.





Floor Plan

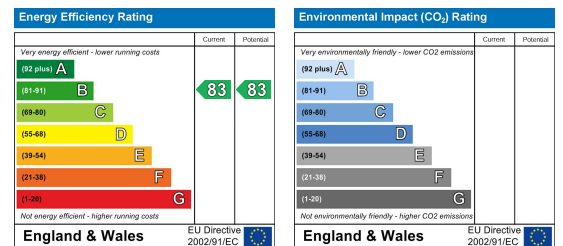
Hawthorne Gardens For illustrative purposes only, NOT to scale.



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.