



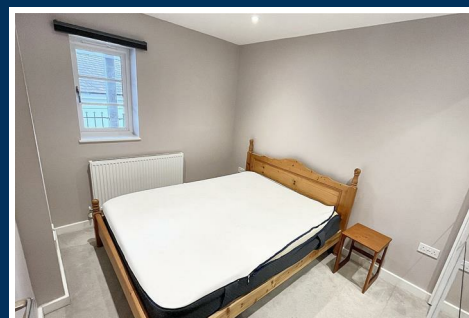
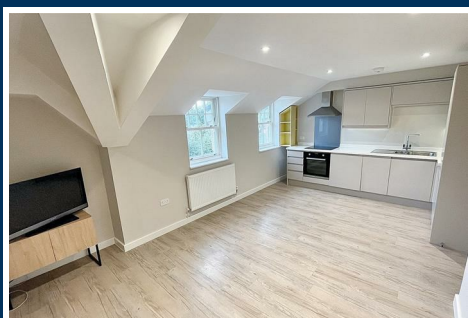
Flat 10 80 St. Marys Row

Moseley, Birmingham, B13 9EF

Offers In The Region Of £155,000



CASH BUYERS ONLY* *STUNNING ONE BEDROOM APARTMENT IN THE HEART OF MOSELEY! We are delighted to offer to the market this one bedroom apartment located above the M&S development in the heart of Moseley Village, with tenants in situ. This contemporary apartment offers a 'loft style' living experience with all the refinements of a new build property including; contemporary kitchen with fully integrated appliances, open plan living room to kitchen, bedroom and bathroom. The property offers no upward chain and also benefits from allocated parking space, central heating, central heating and luxury 'Karndean' flooring throughout. To arrange your viewing of this lovely apartment please contact our Moseley office.



Approach

The property is approached via a communal door into communal hallway with stairs giving rise to the second floor accommodation with UPVC door opening into:

Apartment Hallway

boiler cupboard 2'11" x 5'7" (boiler cupboard 0.91 x 1.72)

With wooden laminate to flooring, central heating radiator, ceiling spotlights, wall mounted intercom system, door opening into storage cupboard providing useful storage with continued laminate to flooring and housing the 'Vaillant' boiler, ceiling light point, double glazed opaque window to the front aspect and doors opening into:

Open Plan Living/ Dining and Kitchen

10'8" x 18'1" (3.27 x 5.53)

With continued laminate to flooring, two central heating radiator and two double glazed opaque sash windows to the front aspect. Kitchen area with a selection of matching wall and base units with marble effect work surfaces incorporating stainless steel one and a half bowl sink and drainer with mixer tap over, integral 'Primer' cooker, hob with extractor over, built-in 'Primer' washing machine, dishwasher, built-in fridge and freezer and spotlights.

Bedroom

8'6" x 11'9" (2.60 x 3.60)

With double glazed window to the front aspect, ceiling spotlights and central heating radiator.

Bathroom

7'2" x 5'7" (2.19 x 1.71)

With tiled flooring, tiled surround, low flush WC, sink in unit with mixer tap over, panel bath with mixer tap

over and rainfall shower over, central heated towel rail, ceiling light point and ceiling extractor fan.

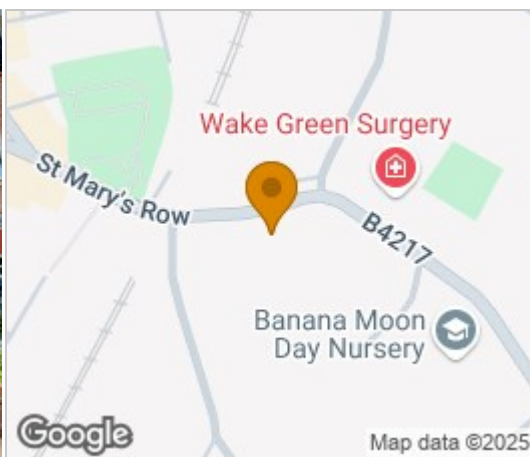
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 147 years, the ground rent is approximately £100.00 per annum and the service charges are approximately £1,851.70 per annum (subject to confirmation from your legal representative).

Council Tax Band

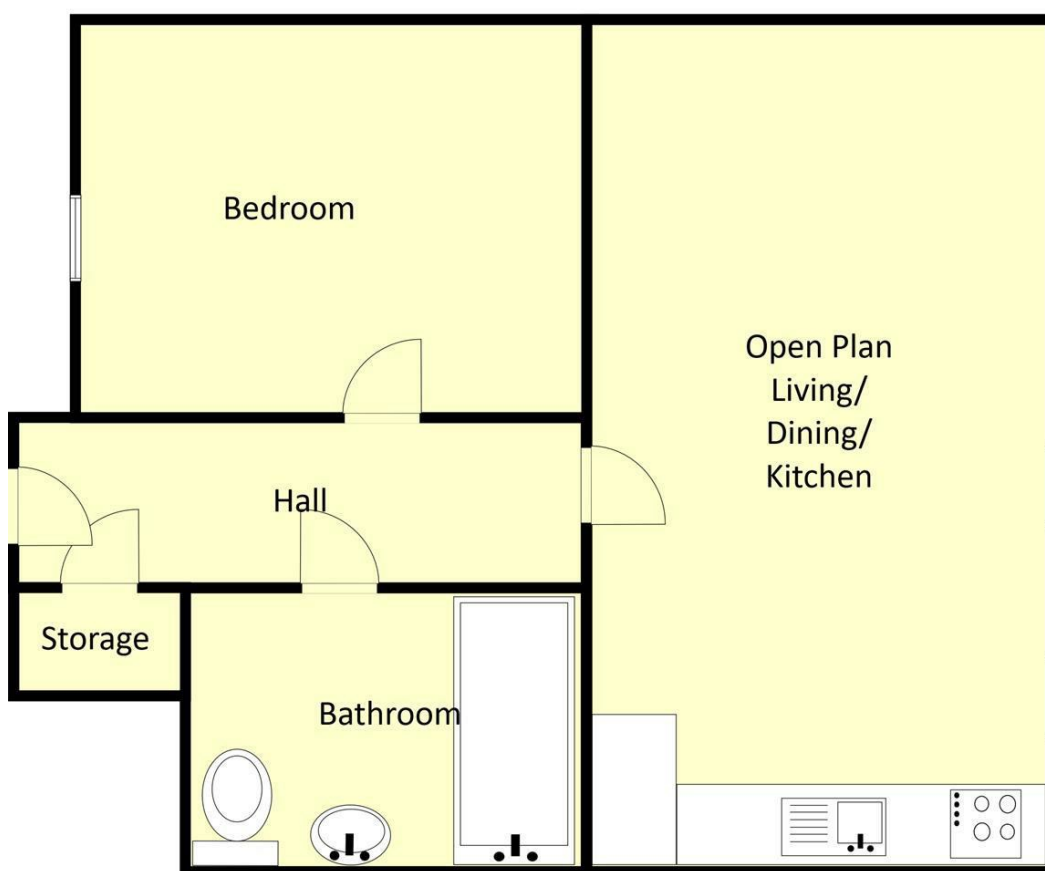
According to the Direct Gov website the Council Tax Band for Flat 10, 80 St. Marys Row Moseley, Birmingham, West Midlands, B13 9EF is band A and the annual Council Tax amount is approximately £1,270.48 subject to confirmation from your legal representative.





Floor Plan

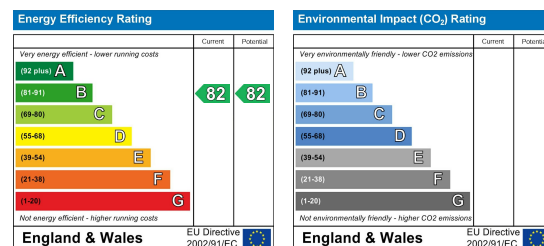
St Mary's Row For Illustrative purposes only, NOT to scale.



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.