



## Flat 11 Nelson Court, Trafalgar Road

Moseley, Birmingham, B13 8BU

Offers Over £215,000



We are delighted to offer to the market a wonderfully spacious mezzanine apartment located on Trafalgar Road in Moseley which is ideally located for all Moseley's amenities including coffee shops, cafes, bars, restaurant and shopping facilities and good local transport links to the City Centre and upcoming Moseley Train Station. The property offers no upward chain and the accommodation briefly consists of; communal gardens and allocated parking, communal entry, entrance hallway, superb living room with Juliet balcony, kitchen, two bedrooms and bathroom. But perhaps the apartments most enticing feature is accessed from the spiral staircase from the living room which opens up into a loft style living room and gallery landing area which could also be utilised as a third bedroom or further living space. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

This top floor duplex apartment is approached via a secure front entry door opening into communal hallway with meter cupboards and stair rising to the top floor accommodation with hard wood front entry door opening into:

### Entrance Hallway

With ceiling light point, laminate wood effect floor covering, wall mounted intercom system, door opening into storage cupboard, further door opening into storage cupboard housing the water tank.

### Living Area

20'10" x 10'6" (6.37 x 3.22)

With laminate wood effect floor covering, double glazed door overlooking the rear aspect with patio door opening out onto Juliette balcony, two wall mounted light points, wall mounted electric storage heater, stairs rising to the second floor level and door opening into:

### Kitchen

7'10" x 6'6" (2.41 x 2)

With lino floor covering and being fitted with a selection of wall and base level storage units with integrate oven, four ring burner gas hob and extractor fan over, space facility for washing machine, space facility for fridge/freezer, double glazed window overlooking the front aspect and ceiling strip light point,

### Mezzanine Level

10'6" x 8'0" to railings (3.22 x 2.44 to railings)

With stairs rising from the living area to mezzanine level to gallery landing area with laminate wood effect floor covering and door opening into;

### Bedroom Three

18'8" x 13'1" (5.69 x 4.01)

With ceiling light point double glazed obscured window to the front aspect, double glazed Velux roof lights, restricted head height and wall mounted electric storage heater.

### Bedroom One

9'5" x 15'5" (2.88 x 4.71)

With laminate wood effect floor covering, wall mounted electric storage heater, two wall mounted light points and double glazed window overlooking the front aspect.

### Bedroom Two

15'5" x 9'3" (4.71 x 2.82)

With wall mounted electric storage heater, wall mounted light point and double glazed window overlooking the front aspect.

### Bathroom

6'10" x 5'6" (2.10 x 1.69)

With lino floor covering and being fitted with a three piece bathroom suite comprising wash hand basin on pedestal with two taps over, panelled bath with wall mounted electric shower over, low flush WC, double

glazed obscured window overlooking the side aspect, tiling to splash back areas and ceiling light point.

#### Communal Grounds

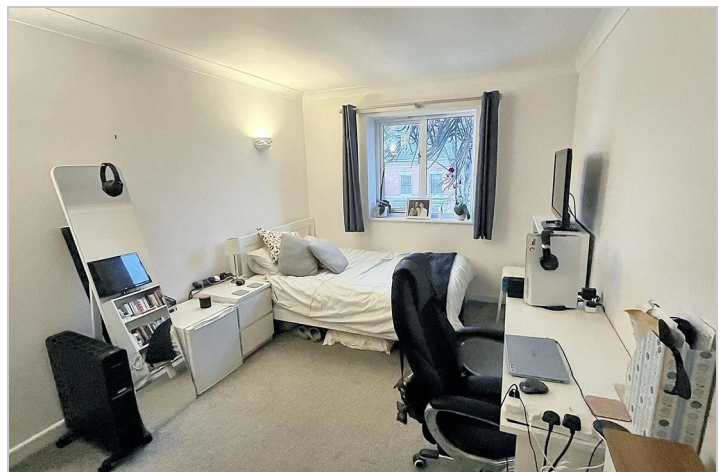
Wrapping around the development with allocated parking space, mature lawned areas with a varied selection of mature trees, plants and shrubs.

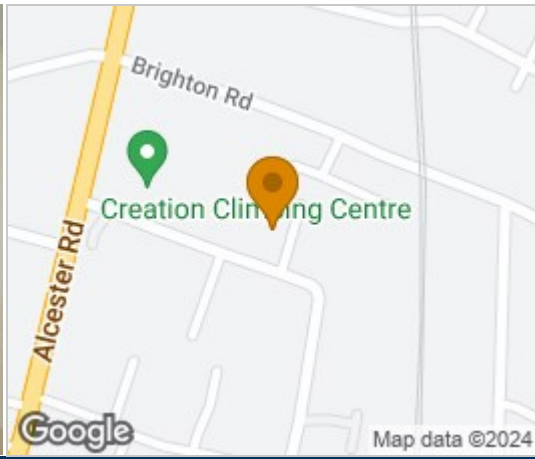
#### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 96 years, the combined ground rent and the service charges are approximately £1320.00 per annum (subject to confirmation from your legal representative).

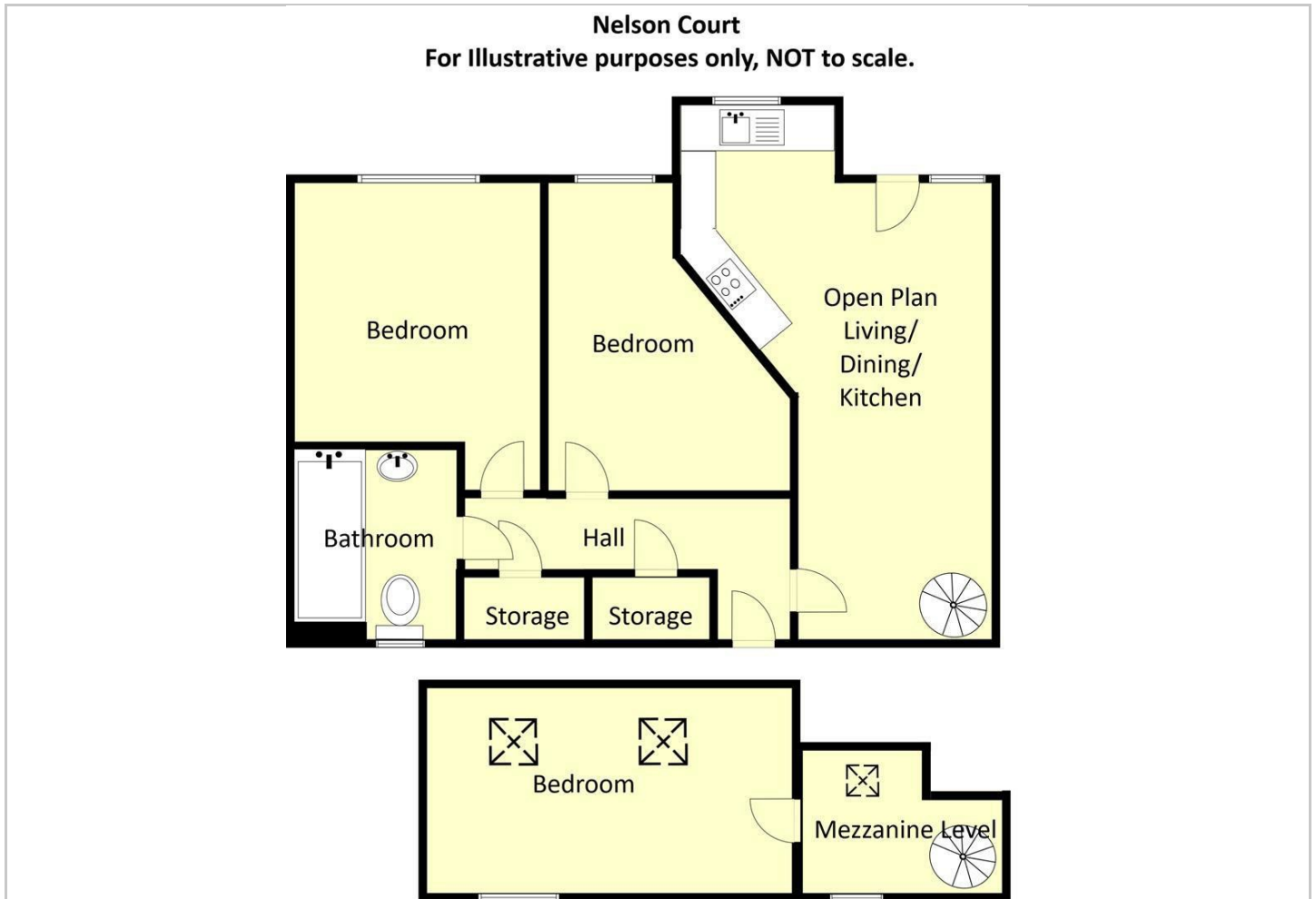
#### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 11 Nelson Court, Trafalgar Road Moseley, Birmingham, West Midlands, B13 8BU is band B and the annual Council Tax amount is approximately £1,482.23 subject to confirmation from your legal representative.





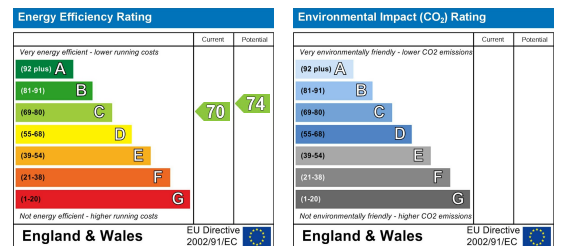
## Floor Plan



## 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.