



Apartment 330 Hemisphere

20 Edgbaston Crescent, Birmingham, B5 7RJ

Offers In The Region Of £150,000



We are delighted to offer to the market this lovely one bedroom apartment in this highly sought after development in Edgbaston. Located just opposite Edgbaston Cricket Ground and ideally positioned to make the most of all the local amenities including the MAC Theatre, Cannon Hill Park, Moseley Village, Harborne and close proximity to the City Centre, QE Hospital and University via local transport links. This impressive apartment offers the following accommodation; secure underground parking, communal lift and stairs access, entrance hallway, spacious open plan living room and kitchen, bedroom and apartment bathroom. The property further offers under floor heating and double glazing with the 24/7 concierge service on the development. Energy Efficiency Rating B. To fully appreciate the accommodation on offer please contact our Moseley office on; 0121 442 4040 or alternatively please visit our website for further information; www.ricechamberlains.co.uk.

Approach

This third floor apartment is approached via lift and stairs access leading to the second floor with a front entry door opening into:

Hallway

With wood effect floor covering with under floor heating, wall mounted light point and doors opening into storage cupboard housing water tank and ceiling light point and further door opening into:

Open Plan Living Kitchen Area

26'2" x 10'11" (max) x 25'7" (7.98m x 3.33m (max) x 7.80m)

With wood effect floor covering, under floor heating, double glazed windows to the courtyard area, ceiling light point to the living area and spot lights to the kitchen area.

Kitchen area with a selection of matching wall and base level storage units, integrated oven and four ring burner electric hob and extractor over, integrated washing machine, integrated fridge and freezer, integrated dishwasher and further ceiling light point.

Bedroom

14'0" x 9'4" (4.29m x 2.85m)

With under floor heating, double glazed window to the courtyard area, ceiling light point and double doors opening into in-built wardrobe.

Bathroom

7'6" x 6'3" (2.30m x 1.93m)

With tiled floor covering, tiling to the majority of the walls, ceiling spotlight points, ceiling mounted

extractor fan, bath with mains power shower over, wall mounted wash hand basin with mixer tap over, low flush push button WC and under floor heating.

Parking

With one allocated secure underground parking space and communal parking bays surrounding the development.

Communal Gardens

Wrapping around the development with mature lawns and a various selection of mature trees, plants and shrubs and a secure courtyard area.

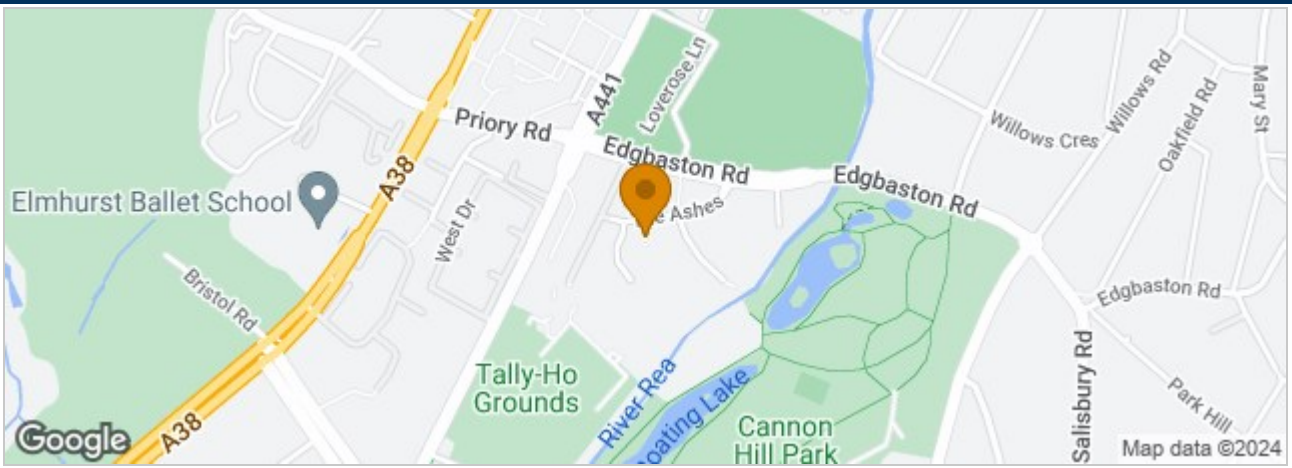
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 127 years, the ground rent is approximately £330.00 per annum and the service charges are approximately £2,600.00 per annum (subject to confirmation from your legal representative).

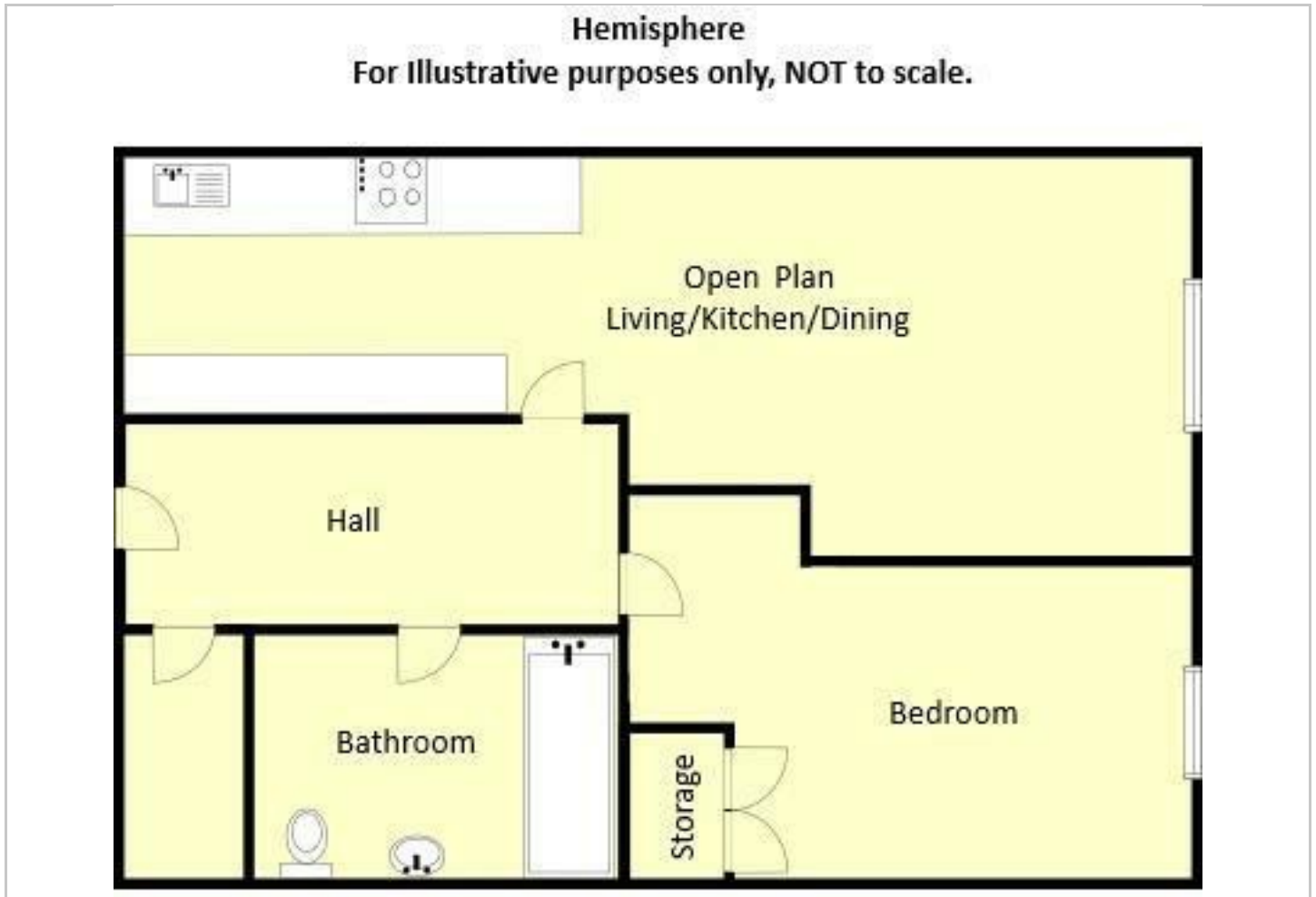
Council Tax Band

According to the Direct Gov website the Council Tax Band for Hemisphere, Edgbaston Crescent, Birmingham, B5 7RJ is band B and the annual Council Tax amount is approximately £1,239.77 subject to confirmation from your legal representative.





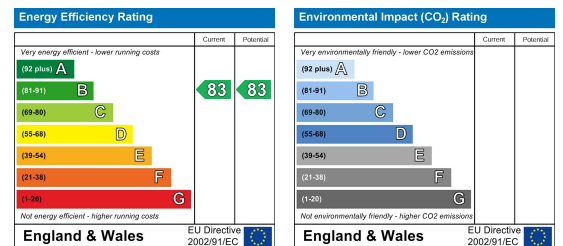
Floor Plan



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.