



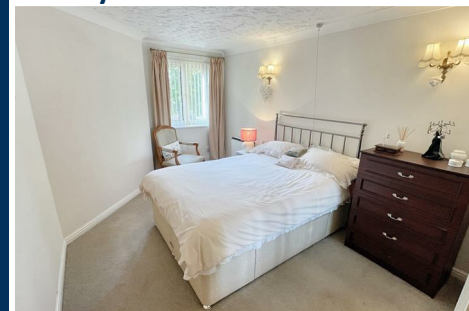
## Flat 30 Sorrento Court Wake Green Road

Moseley, Birmingham, B13 9HB

Guide Price £85,000



**\*\*TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR IN THE HEART OF MOSELEY WITH NO CHAIN!!\*\*** Sorrento Court is a Retirement development off the Wake Green Road in the heart of Moseley. Suitable for parties over 60 years of age (or a couple with one party over 60 and one over 55) this apartment is located close to all local amenities including coffee shops, bars, restaurants and shopping facilities and upcoming Moseley Train Station plus the benefit of local GP surgeries, dentist, pharmacy and opticians. The accommodation briefly comprises; leafy communal gardens, communal hallway with lift and stairs access leading to the second floor and Flat entrance hallway, living room, kitchen, two bedrooms and a shower room. The development also offers House Manager, Residents lounge, Kitchen and is being offered with no upward chain and communal gardens. Energy Efficiency Rating B To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

This second floor, two bedroom retirement home is approached via a communal secure front entry door opening into:

### Communal Hallway

With the house managers office, residents lounge and kitchen, laundry room and visitor room, stairs and lift access to the second floor and front entry door opening into:

### Entrance Hallway

With wall mounted electric heating, ceiling light point, coving to ceiling, loft access point, door opening into storage cupboard housing the water tank, ceiling light point and useful storage and doors opening into:

### Living Room

19'5" x 10'7" (5.93 x 3.25)

With coving to ceiling, double glazed window to the front aspect, wall mounted electric heater, wall mounted light point, decorative fireplace and opaque doors opening into:

### Kitchen

7'1" x 7'7" (2.16 x 2.32)

With lino to flooring, wall and base units with marble effect work surfaces, stainless steel sink and drainer with two taps over, integrated 'Indesit' hob with extractor over, integrated 'Bendix' cooker, space for

fridge and freezer, tiling to splash backs, ceiling light point, coving to ceiling, double glazed window to the front aspect and wall mounted electric heater.

### Bedroom One

13'7" x 9'2" (4.16 x 2.80)

With double glazed window to the front aspect, electric heating, wall mounted light point, coving to ceiling and built-in wardrobes providing useful storage.

### Bedroom Two

9'1" x 12'6" (2.77 x 3.82)

With Velux window, wall mounted light point, coving to ceiling and wall mounted electric heater.

### Shower Room

6'11" x 5'6" (2.11 x 1.69)

With lino to flooring, walk-in shower cubicle with 'Mira' shower over, sink in vanity unit with mixer tap over, central heated towel rail, tiling surround, wall mounted light point, wall mounted heater and extractor fan.

### Communal Gardens

With well maintained communal areas wrapping around the development with mature lawned areas with a selection of decorative trees, plants and shrubs.

### Tenure

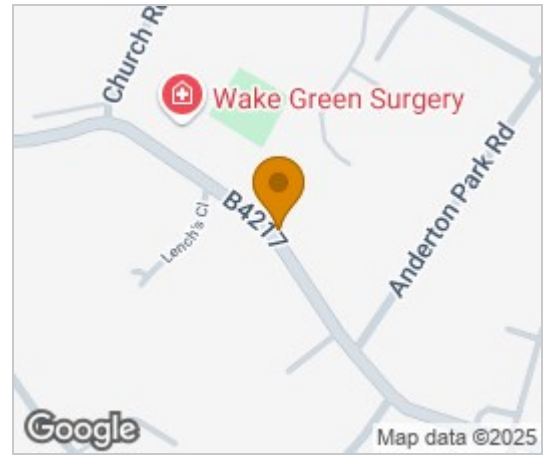
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 97 years, the ground rent is approximately £330.00 biannually and the service charges are approximately £5,777.80 per annum (subject to confirmation from your legal representative). \*\*Please note the owners will be paying for the service charge for this year\*\*

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 30, Sorrento Court, Wake Green Road, Moseley, Birmingham, B13 9HB is band D and the annual Council Tax amount is approximately £1,808.26 subject to confirmation from your legal representative.

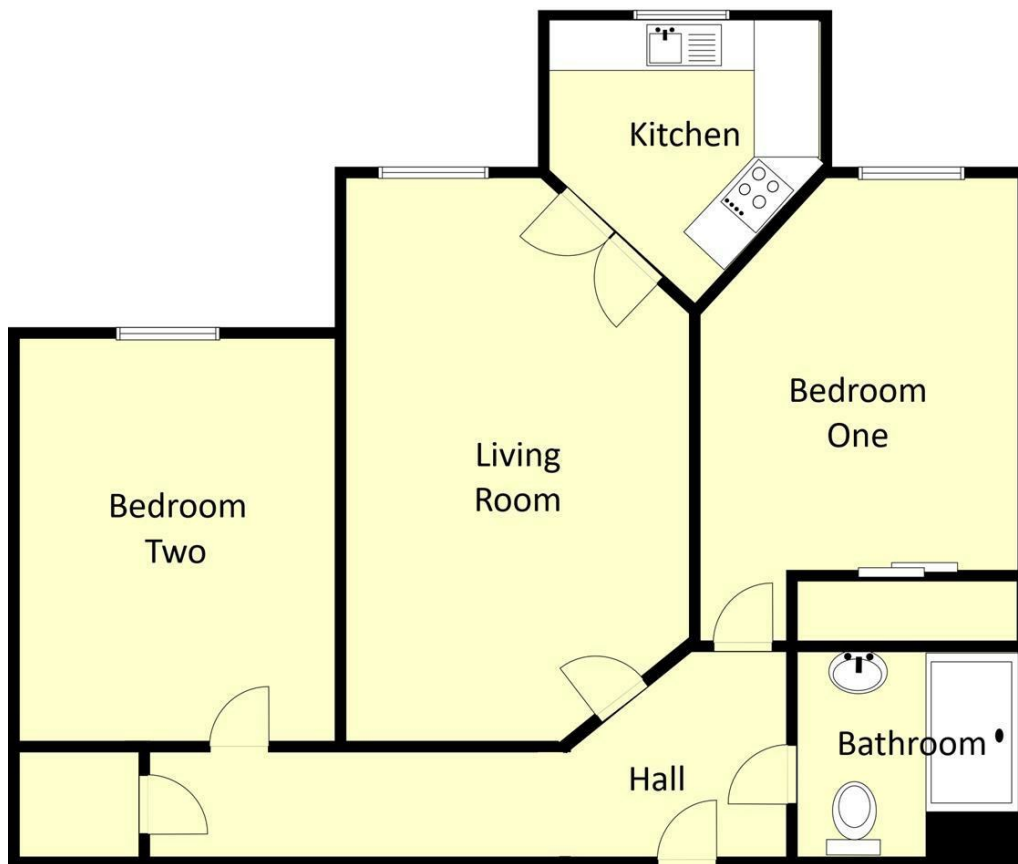
### Residents Lounge





## Floor Plan

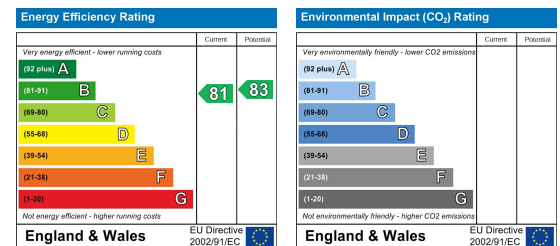
### Sorrento Court For illustrative purposes only, NOT to scale.



## Viewing

Please contact our Rice Chamberlains 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.