



## Flat 10 Cadell Court Cambridge Road

Moseley, Birmingham, B13 9UG

Offers Over £135,000



We are delighted to offer to the market this much improved, bright and spacious one bedroom, top floor apartment located in this highly desirable location on Cambridge Road in the heart of the Moseley triangle! Offering excellent access into Moseley Village and Kings Heath High Street with all of its associated bars, restaurants and shopping amenities and upcoming Moseley and Kings Heath Train Station. This lovely flat offers the following accommodation; communal grounds, entrance hallway, bright and airy dual aspect lounge with sunny balcony providing scenic views of Moseley Golf Course, re-fitted kitchen, bedroom and a bathroom! The property benefits from double glazing and electric heating and also is being offered with no upward chain. Energy Efficiency Rating E. To arrange your viewing to fully appreciate this property please contact our Moseley office to arrange a viewing.



### Approach

This second floor one bedroom apartment is approached via communal grounds being laid mainly to mature lawn with decorative flowerbeds to borders leading to communal front entry door opening into communal hallway with stairs rising to the first floor accommodation with front entry door opening into:

### Hallway

With two ceiling light points, wall mounted intercom system, electric wall heater and doors opening into:

### Living Room

11'11" x 13'5" (3.65 x 4.10)

With ceiling light point, double glazed windows overlooking the rear aspect, electric wall heater and double glazed patio door leading out onto balcony with views overlooking the rear aspect.

### Kitchen

11'9" x 5'3" (3.60 x 1.62)

With wood effect laminate to flooring, cream wall and base units with wooden effect work surfaces incorporating stainless steel sink unit and drainer with mixer tap over, tiling to splash back areas, 'Stoves' hob, cooker and extractor, space facility for

washer/dryer, dishwasher and fridge freezer, ceiling light point, door opening into airing cupboard housing the water tank and providing useful storage space and double glazed window overlooking the rear aspect.

### Bedroom

12'9" x 9'2" (3.91 x 2.80)

With double glazed window overlooking the rear aspect, electric wall heater, doors opening into storage cupboard and wardrobes providing useful storage space and ceiling light point.

### Bathroom

6'0" x 5'5" (1.84 x 1.67)

With tiling to flooring, tiling to splash backs, three piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, panel bath with mixer tap over and 'Triton' shower attachment above, centrally heated towel rail, double glazed opaque window to side aspect and ceiling light point.

### Balcony

With views to the rear communal gardens.

### Communal Gardens

With mature lawns with a varied selection of mature trees, plants and shrubs and communal parking area.

### Garage

In a separate block with a metal up and over door.

### Tenure

We have been informed by our vendors the property is Share of Freehold and that the lease term remaining is 174 years, there is no ground rent and the service charges are approximately £210.00 per calendar month (subject to confirmation from your legal representative).

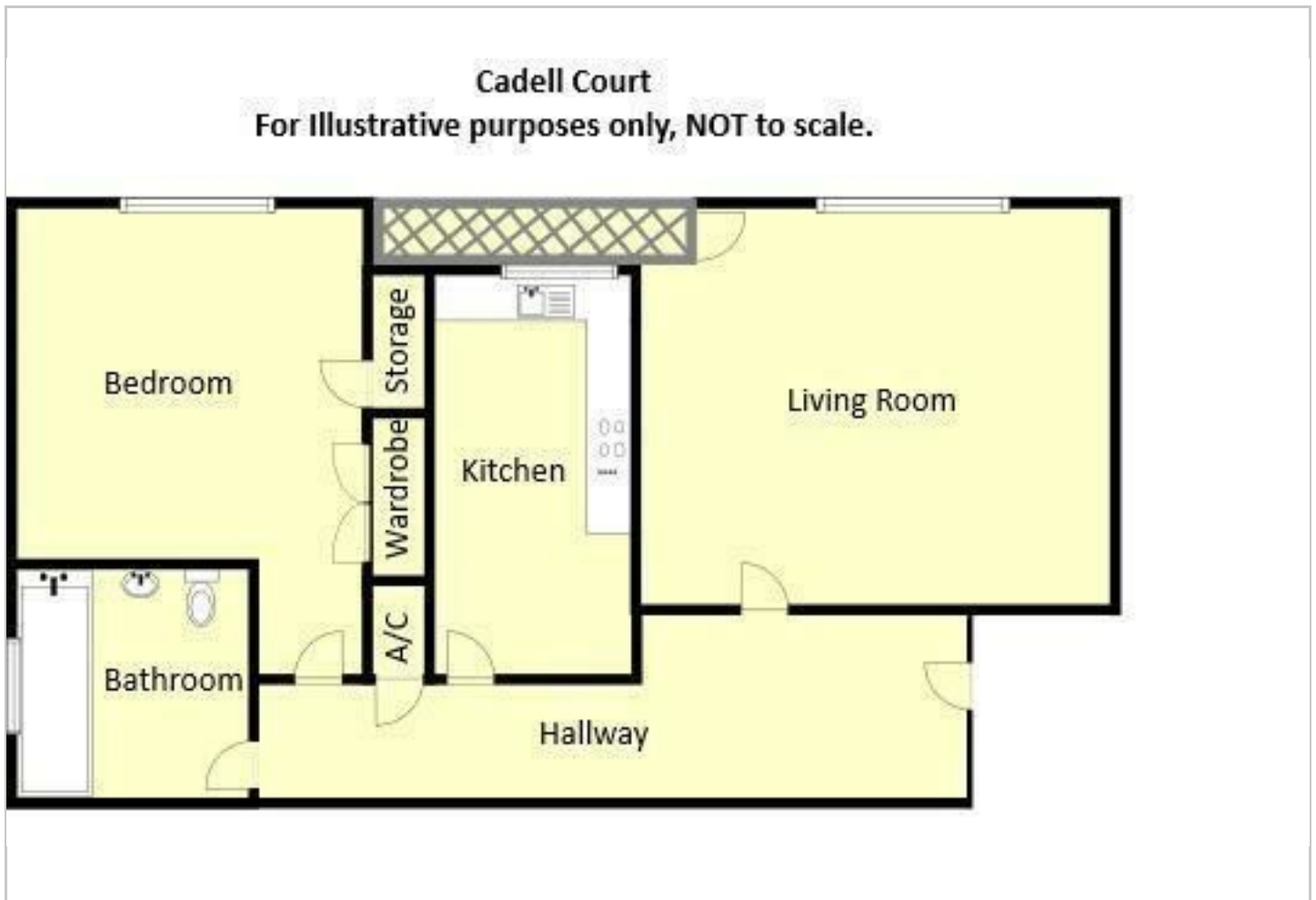
### Council Tax

According to the Direct Gov website the Council Tax Band for Flat 10, Cadell Court, Cambridge Road, Moseley, Birmingham, B13 9UG is band A and the annual Council Tax amount is approximately £1,389.17 subject to confirmation from your legal representative.





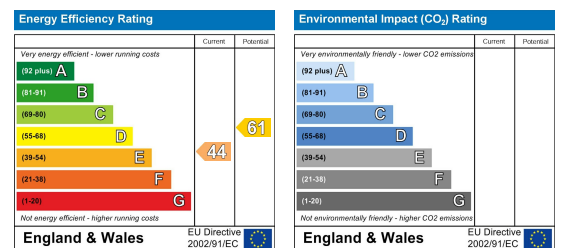
## Floor Plan



## 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.