



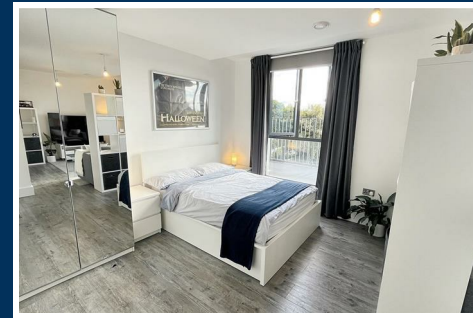
## Flat 28 Moseley Central, 126 Alcester Road

Moseley, Birmingham, B13 8EQ

Offers In The Region Of £145,000



We are pleased to offer this impressive top floor studio apartment on the fourth floor located in this prestigious gated development in Moseley Village. Offering an excellent location for all of Moseley's associated amenities including bars and restaurants the accommodation briefly comprises; communal entrance with stairs and lift access to the fourth floor, entrance hallway, open plan living room/kitchen and bedroom area with patio doors leading to a private balcony area and an apartment shower room. The property further benefits from triple glazing and electric heating. Energy Efficiency Rating B. To arrange your viewing to fully appreciate this lovely home, please contact our Moseley Office.



### Approach

This fourth floor studio is approached via a secure front entry door into communal hallway with stairs and lift access to the fourth floor with wooden front entry door opening into:

### Hallway

With vinyl flooring, door opening into storage cupboard housing water tank, space and plumbing for washing machine and providing useful storage, wall mounted 'Dimplex' electric heater and open walkway into:

### Living Area 2.79 x 3.39 living area into kitchen

With wall mounted heater, ceiling light point, 'Moduleo' luxury vinyl flooring, triple glazed doors giving views and access to the rear balcony and walkway into:

### Kitchen

7'11" x 7'11" (2.42 x 2.42)

With white wall and base units with Silestone Granite worksurface, integral 'Neff' hob, extractor and cooker, stainless steel sink and drainer with mixer tap over, built-in fridge freezer and built-in 'Neff' dishwasher and continued 'Moduleo' luxury vinyl flooring.

### Bedroom Area

11'4" x 9'7" including living area 21'10" (3.46 x 2.93 including living area 6.68)

With triple glazed window overlooking the rear and balcony area, ceiling light point, 'Moduleo' luxury vinyl flooring and door opening into:

### Shower Room

6'9" x 3'10" (2.08 x 1.17)

With tiling to flooring, three piece white bath room suite comprising walk-in shower cubicle with rainfall shower over, low flush WC, sink with vanity unit with mixer tap over, central heating towel rail, ceiling spotlights, ceiling extractor fan and tiling surround.

### Balcony

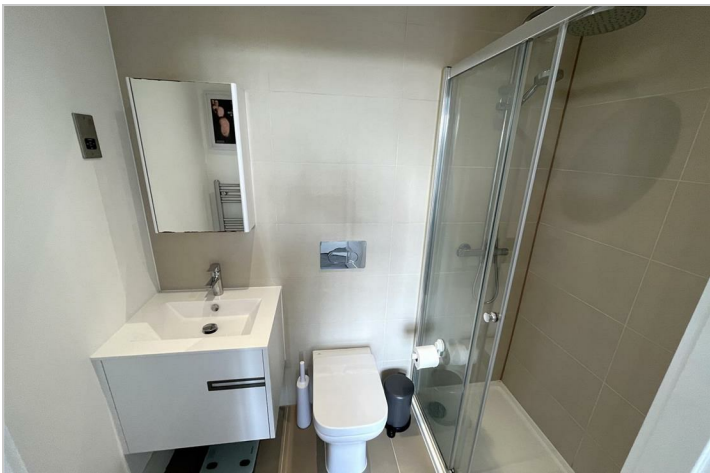
With doors leading out to balcony.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 144 years, the ground rent is approximately £300.00 per annum and the service charges are approximately £1,312.94 per annum (subject to confirmation from your legal representative).

### Council Tax Band

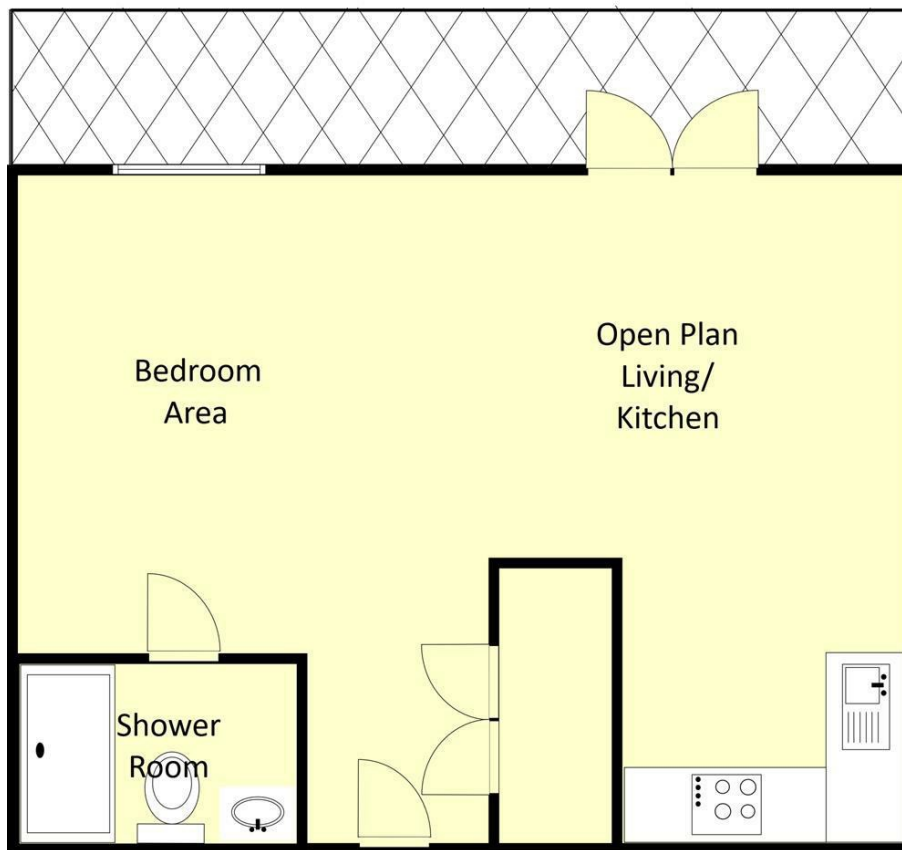
According to the Direct Gov website the Council Tax Band for Flat 28 Moseley Central, 126 Alcester Road Moseley, Birmingham, B13 8EQ is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





## Floor Plan

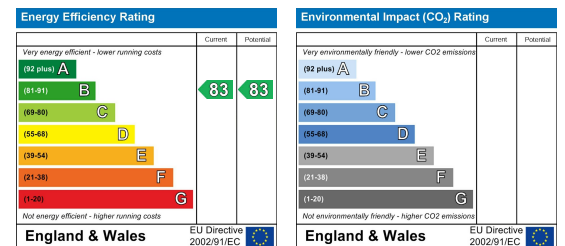
**Moseley Central For illustrative purposes only, NOT to scale.**



## 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.