



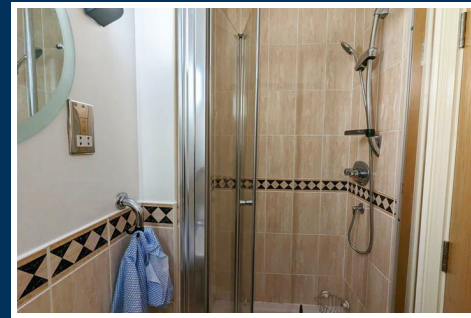
72 Britannic Park, Yew Tree Road

Moseley, Birmingham, B13 8NQ

Offers Over £195,000



TWO BEDROOM THIRD FLOOR APARTMENT! Located in this prestigious gated development and ideally positioned for access not only into Moseley Village with all of its well renowned amenities including bars, coffee shops, shops and restaurants but also offers excellent transport links into the City Centre and the nearby QE Hospital, Cannon Hill Park, Highbury Park, Birmingham University and MAC Theatre and the upcoming Kings Heath and Moseley Train Station and the benefit of good school catchments. Furthermore the development offers a concierge service, indoor resident's swimming pool, jacuzzi, steam room, sauna and gym. The accommodation on offer briefly comprises; secure gated access, underground parking, entrance hallway, living room, bedroom one with an en-suite bathroom, second bedroom, apartment shower room and a kitchen. Energy Performance Certificate C. To arrange your viewing to fully appreciate this property on offer please contact our Moseley office.



Approach

The property is approached via communal areas leading to apartment flat with wooden door opening into:

Hallway

With oak flooring, ceiling light point, central heating radiator, doors opening into two storage cupboards with one housing the boiler, and further doors opening into:

L-Shaped Living Room

11'4" x 12'6" x 7'9" (3.47 x 3.82 x 2.38)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Kitchen

7'6" x 8'0" (2.3 x 2.45)

With a selection of wall and base with under cupboard lighting, units and woken effect work surfaces with integrated hob with extractor over, built-in oven, integrated washing machine, space facility for fridge freezer, integrated slimline dishwasher, sink and drainer with hot and cold mixer tap, ceiling light point, tiled flooring and tiled splashbacks.

Shower Room

8'4" x 3'9" (2.55 x 1.16)

With low flush WC, lino to flooring, wash hand basin with mixer tap over, tiling to walls, shower cubicle with electric shower over, ceiling light point, shaver point,

Bedroom One

13'1" x 8'10" (4.01 x 2.71)

With two double glazed windows to the front aspect,

ceiling light point, central heating radiator, cornice to ceiling, built-in storage cupboard and door opening into:

En-Suite

9'6" x 4'9" (2.92 x 1.45)

With panel bath with electric shower over, low flush WC, sink on pedestal with mixer tap over, tiled walls, laminated effect flooring, ceiling spotlights, extractor fan and wall mounted towel rail.

L-Shaped Bedroom Two

10'4" x 8'10" x 6'8" (3.17 x 2.71 x 2.04)

With double glazed window to the front aspect, ceiling light point, built-in storage cupboard providing useful storage and clothes hanging space and central heating radiator.

Facilities

Residents Gym with various gym equipment.

Residents Swimming Pool offering excellent on-site amenities.

Allocated Parking with guest parking spaces available too.

Communal Gardens Wrapping around the development with mainly mature lawned areas with a selection of decorative flowerbeds, plants, trees and shrubs.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease year amount is 974 years, the ground rent is approximately £150.00 per annum and the service charges are approximately

£3,382.92 per annum (subject to confirmation from your legal representative).

Council Tax Band

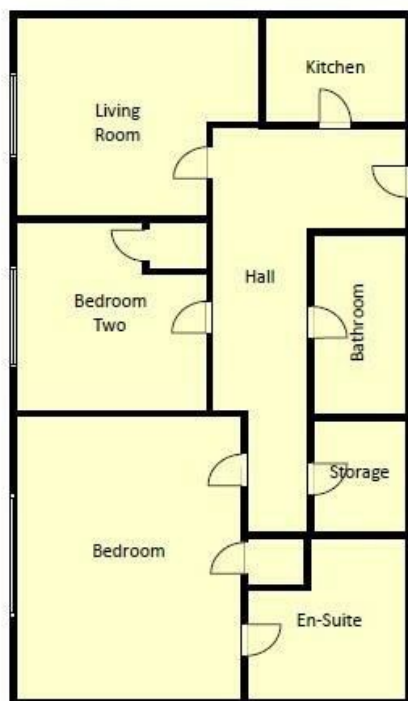
According to the Direct Gov website the Council Tax Band for Britannic Park, Yew Tree Road, Moseley, Birmingham, B13 8NQ is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.





Floor Plan

Britannic Park
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.

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.

Energy Efficiency Graph

