



## Flat 11, Sorrento Court Wake Green Road

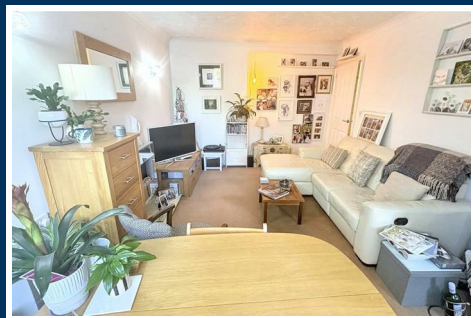
Moseley, Birmingham, B13 9HB

Offers In The Region Of £100,000





**\*\*FIRST FLOOR, TWO BEDROOM RETIREMENT APARTMENT LOCATED IN PRIME MOSELEY LOCATION!\*\*** Sorrento Court was originally built by McCarthy Stone and offers a modern and well maintained retirement development off Wake Green Road in the heart of Moseley with the benefit of a Residents Lounge, residents kitchen space, laundry facilities, communal gardens and an ensuite Guest Room which can be booked by residents for their guests at a reasonable rate. The development also benefits from a House Manager and 24 hour emergency Appello call system. Suitable for persons over 60 years of age (or a couple with one person over 60 and one over 55) this apartment is located close to all local amenities including supermarkets, pharmacies, coffee shops, restaurants, GP practices and a dentist. There are very good bus connections to the City Centre and Kings Heath and the location boasts the upcoming Moseley train station. The accommodation briefly comprises: entrance hallway, living/dining room, kitchen, two double bedrooms, bathroom and plentiful storage space. Double glazed throughout with electric heating. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

With a wooden front entry door opening into:

### Hallway

With a door opening into storage cupboard, wall mounted intercom system and ceiling light point, allowing access to; Bedroom One, Bedroom Two, Bathroom, Storage cupboard and living room.

### Living Room

4.97 x 3.14 (16'3" x 10'3")

With two wall mounted light points, wall mounted mirrored fire, double glazed window to the communal gardens, storage heater and door opening into:

### Kitchen

2..35 x 2.15 (6'6".114'9" x 7'0")

With a selection of whited gloss fronted wall and base units with wood effect work surfaces over, lino to flooring, electric double oven with integrated grill, induction hob, with extractor over, space for fridge freezer, double glazed window overlooking the communal grounds and ceiling light point.

### Main Bedroom

4.94 x 3.03 (16'2" x 9'11")

With two wall mounted light points, built-in mirror fronted doors to wardrobes, double glazed windows overlooking the communal grounds and storage heater.

### Bedroom Two

4.72 x 2.76 (15'5" x 9'0")

With a wall mounted light point and double glazed windows overlooking the communal grounds.

### Bathroom

1.8 x 2 (5'10" x 6'6")

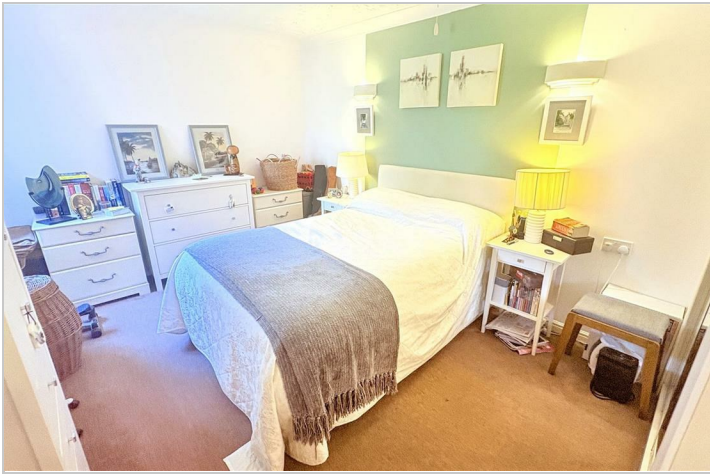
With a panel bath with hot and cold mixer tap and powered shower over, low flush WC, sink on vanity unit with storage below and hot and cold mixer tap, wall mounted light points, extractor fan, lino flooring and tiled walls.

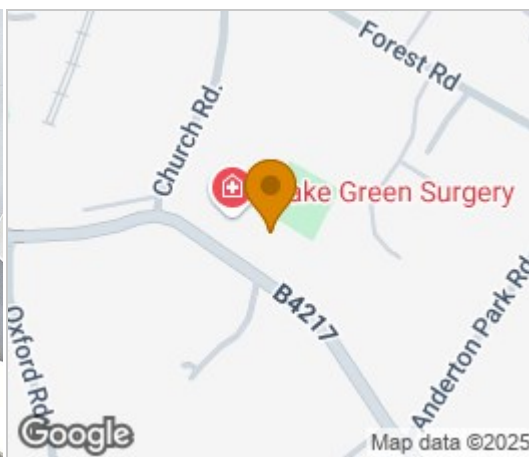
### Communal Grounds

The grounds around the property are well maintained with shrubs and plants and various seating areas.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 95 years and the ground rent charges are approximately £660.00 per annum and the service charges are approximately £6,210.00 per annum (subject to confirmation from your legal representative).

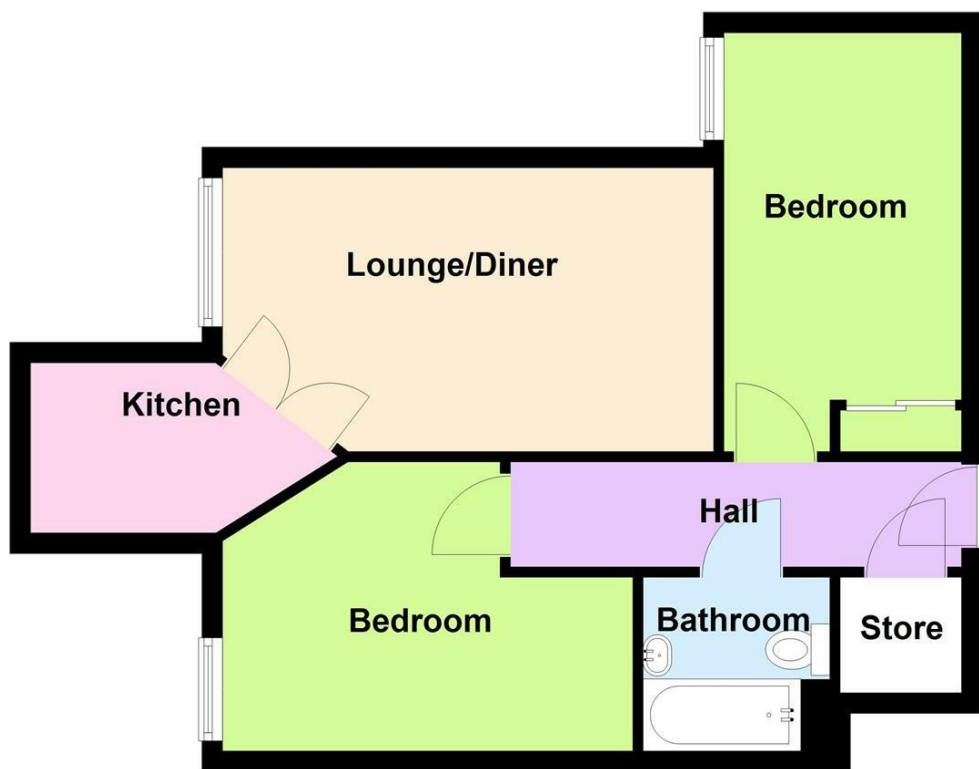




## Floor Plan

### Ground Floor

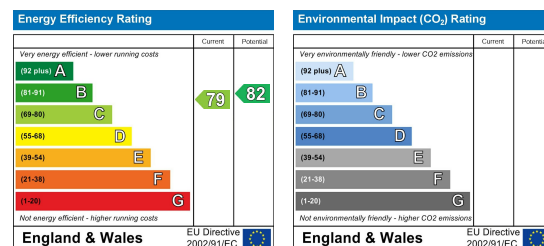
Approx. 495.8 sq. feet



## 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.