



## 80 Britannic Park Yew Tree Road

Moseley, Birmingham, B13 8NQ

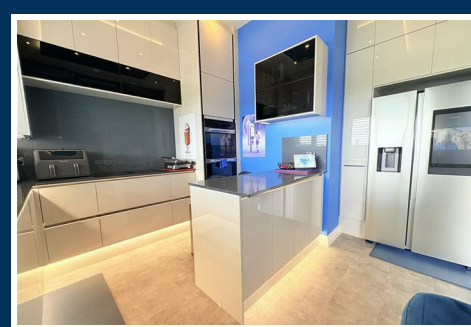
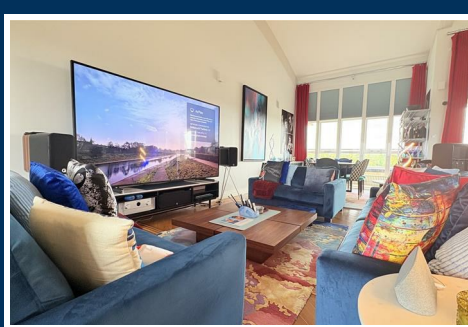
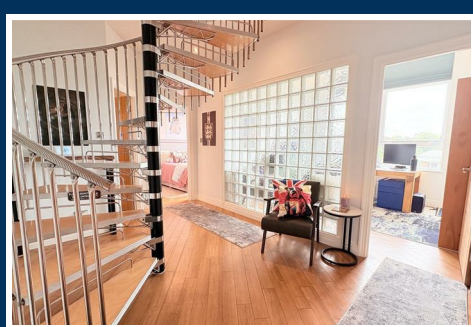
**Offers Over £700,000**





Rice Chamberlains are pleased to present this LUXURIOUS PENTHOUSE APARTMENT in the ever-popular Britannic Park. Situated ideally between both Kings Heath and Moseley, the location boasts the fantastic amenities on offer, like cafes, restaurants, bars, local parks and good transport routes through the city, with the new Train Station due to open soon! This GATED DEVELOPMENT offers luxury living in the heart of Birmingham, with the added benefit of Concierge, an on-site GYM, POOL, SAUNA and elevator access as well as parking. The communal grounds are BEAUTIFULLY maintained, and the Penthouse suite has been RENOVATED THROUGHOUT, with tall windows allowing a FLOURISH of natural light throughout, as you enter the apartment there is a welcoming hallway with access to Three SPACIOUS bedrooms. Bedroom One is complimented with a Jack and Gill style en-suite, Bedroom Two additionally benefits an en-suite and access to the balcony, along with Bedroom Three having a fabulous internal window and a further door to the balcony. With spiral staircases going up onto the main floor, being welcomed into an AMAZING living space with DUAL ASPECT WINDOWS overlooking the city-scape as well as the beautiful LEAFY surroundings of the area. This spectacular space is perfect for entertaining and is also benefitted with a HIGH-SPEC kitchen and the Primary Suite with a four piece en-suite and balconies on either side of the apartment.

**BOOK A VIEWING TO APPRECIATE THIS BEAUTIFUL PENTHOUSE SUITE TODAY!**



### Approach

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

### Hallway

19'3" x 9'7" (5.89 x 2.93)

With wooden flooring, wall mounted intercom system, central heating radiator, spiral staircase giving rise to the first floor, door opening into storage cupboard and further doors opening into:

### Bedroom One

15'3" x 9'2" x 11'6" (4.66 x 2.80 x 3.52)

With two ceiling light points, double glazed window to the front aspect, central heating radiator, three built-in storage cupboards and door opening into:

### En-Suite

6'8" x 5'4" (2.05 x 1.64)

This Jack and Jill shower rooms accessed from the bedroom or hallway offers a low flush WC, sink with drawer storage below and hot and cold mixer tap, shower cubicle with mains powered shower over, tiled floor covering, tiling to walls, ceiling spotlights, ceiling mounted extractor fan and wall mounted towel radiator.

### Bedroom Two

10'11" x 9'7" (3.34 x 2.93)

With ceiling light point, wooden flooring, two built-in storage cupboards one housing the water tank, central heating radiator and double glazed window and double glazed door giving access to the balcony area and further door opening into:

### En-Suite

5'6" x 11'7" (1.69 x 3.54)

Jack and Gill en-suite style with wall mounted sink with drawer storage below and hot and cold mixer tap, low flush WC, walk-in shower with mains powered shower over, wall mounted towel radiator, tiled floor covering, tiled walls, ceiling spotlights, extractor fan and shaver point.

### Bedroom Three

11'5" x 11'2" (3.50 x 3.42)

Currently being used as a study but is a multi-use room with potential as a bedroom or cosy living space, with ceiling light point, wood floor covering, internal window partition between the bedroom and hallway and double glazed window to the front aspect.

### First Floor Accommodation

24'11" x 27'8" x 36'2" (7.60 x 8.44 x 11.03)

Spiral staircase gives rise to the first floor living and entertaining space with with dual aspect double glazed windows and doors giving access to the balcony area on both sides, various wall mounted light points and walkway into kitchen area.

### Kitchen Area

9'8" x 13'0" x 11'3" (2.97 x 3.97 x 3.43)

With ceiling spotlights, tiled floor covering, wall and base units with work surfaces over, LED lighting, space for and American style fridge freezer, integrated washing machine and dishwasher, induction hob with extractor over, in-built oven and grill and sink and drainer with hot and cold mixer tap.

### Primary Suite

15'7" x 12'4" x 19'5" (4.77 x 3.76 x 5.94)

With double glazed window and door giving access to the balcony area, wall mounted light points, wooden floor covering, storage cupboard and door opening into:

### En-Suite

6'11" x 7'10" (2.11 x 2.39)

With ceiling spotlights, walk-in shower with mains powered shower over, free standing bath with hot and cold mixer tap, wall mounted sink with hot and cold mixer tap and drawer storage below, shaver point, wall mounted towel radiator, tiled floor cover and tiled walls.

### Tenure

We have been informed by our vendors the property is Share of Freehold and that the lease term remaining is approximately 999 years, the ground rent is approximately £0 per annum and service charges are approximately £9,584.66 per annum (subject to confirmation from your legal representative)

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Apartment 80 Britannic Park, Moseley

House, B13 8NQ, is band H and the annual Council Tax amount is approximately £4,474.00, subject to confirmation from your legal representative. subject to confirmation from your legal representative.

### Comunal Grounds

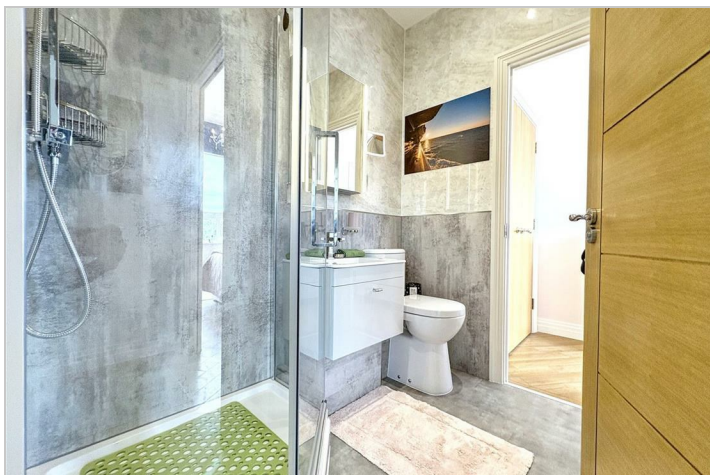
With fantastic communal grounds, maintained greenery, gated development, gym, pool, sauna and allocated parking.

### Balcony

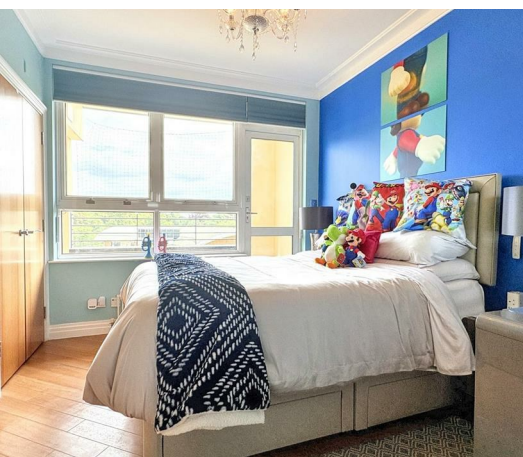
Offers beautiful views of Birmingham City Centre

### Secure Parking

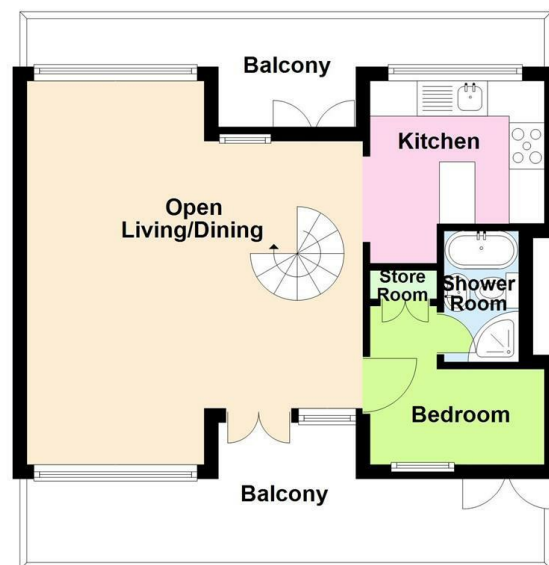
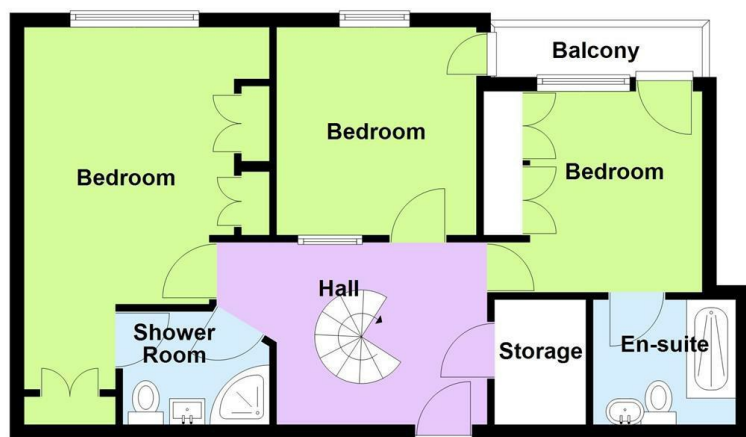
The property benefits from two covered parking spaces, with the ability to add EV Charging.







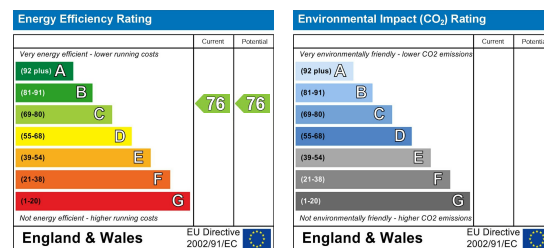
## Floor Plan



## 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.