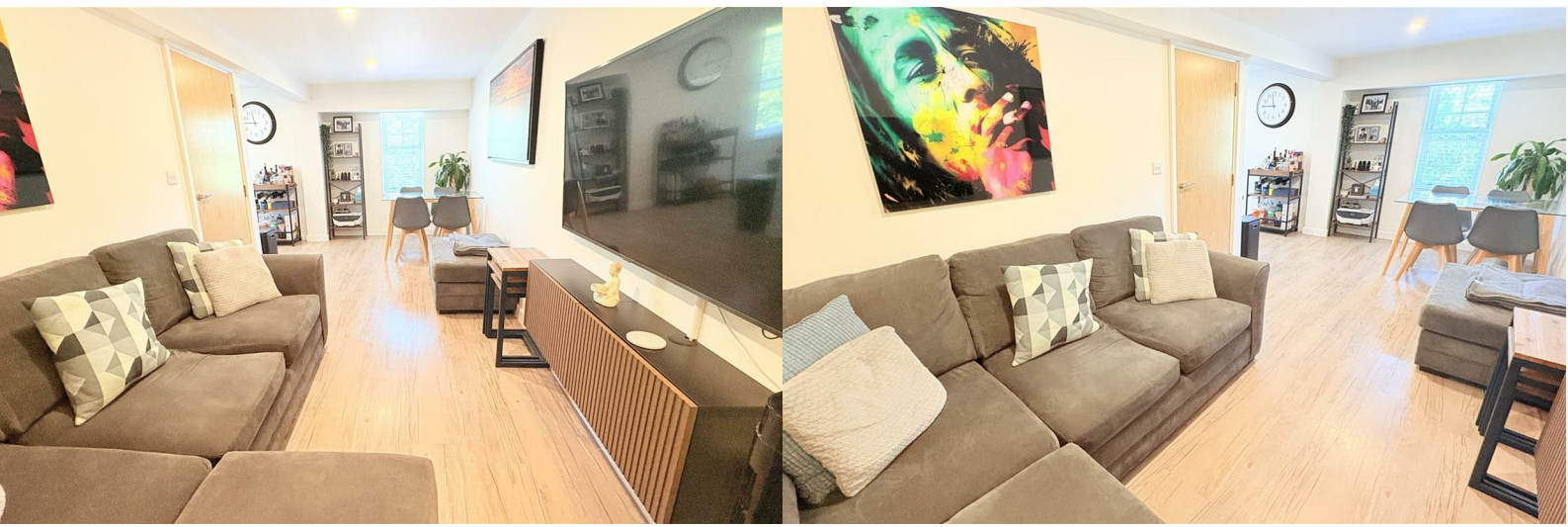




Apartment 2 St. Marys Row

Moseley, Birmingham, B13 9EF

Offers Over £170,000



GORGEOUS ONE BEDROOM MODERN APARTMENT IN THE HEART OF MOSELEY Ideally located, this immaculate apartment benefits from all of Moseley's delightful amenities, ranging from cafes, restaurants, grocers, pharmacies and Moseley Private Park and Pool. The property is also just a stones throw away from the new train station due to open, making it perfectly situated for transport routes throughout the city. In brief, this property comprises of secure block access, elevator access, well-maintained communal space, one bedroom, a fitted bathroom, L-Shaped open plan lounge and kitchen with integrated appliances and sash windows. The Energy efficiency rating is B. Call our Moseley office for a viewing Today!



Approach

With a paved front area leading to a double glazed door opening into:

Hallway

With laminate wood effect vinyl flooring, central heating radiator, ceiling spotlights, door opening into spacious storage cupboard housing the Vaillant boiler and further doors opening into:

Bedroom

8'5" x 9'8" x 10'7" (2.59 x 2.97 x 3.24)

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

L-Shaped Kitchen/Living Room

20'4" x 7'11" x 21'4" (6.2 x 2.42 x 6.52)

With laminate wood effect vinyl flooring, ceiling spotlights, central heating radiator, two double glazed sash windows to the front aspect and walkway into kitchen area. With a selection of wall and base units with terrazzo effect work surfaces over incorporating sink and drainer with chrome mixer tap and integrated fridge freezer, washing machine, dishwasher, hob, fan oven and extractor hood.

Bathroom

5'7" x 4'2" (1.72 x 1.29)

With ceiling light point, panel bath with thermostatic shower over, tiled walls, tiled flooring, low flush WC, sink with hot and cold mixer tap, wall mounted electric towel radiator and extractor fan.

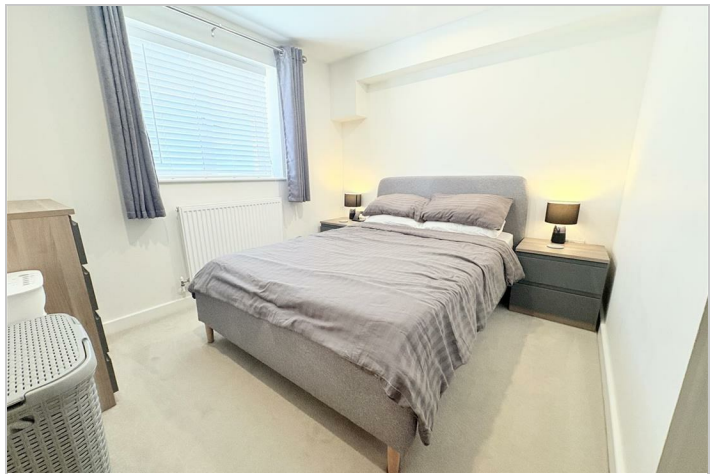
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is

approximately 145 years, the ground rent is approximately £100.00 per annum and the service charges are approximately £2,215.82 per annum (subject to confirmation from your legal representative).

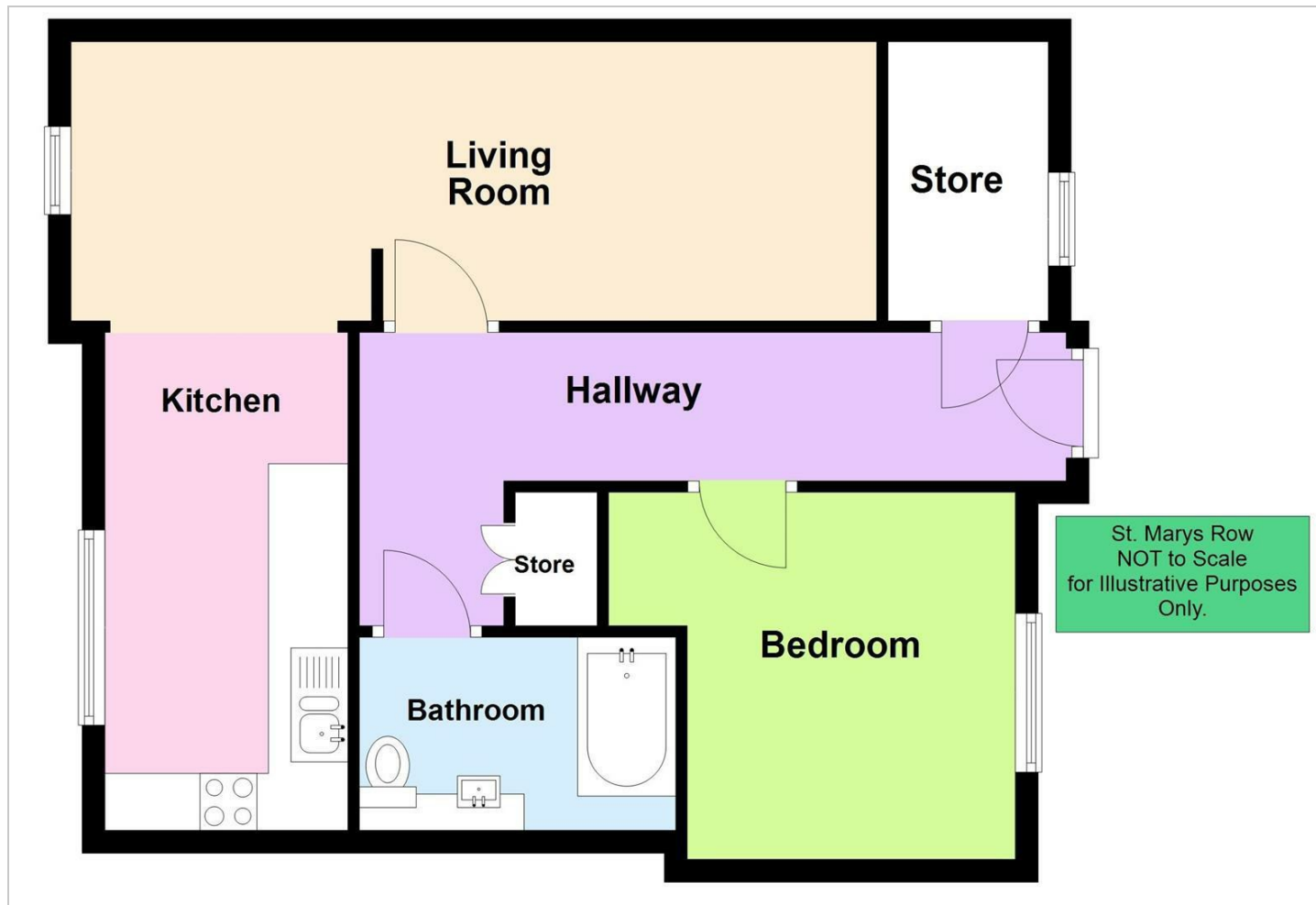
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 2, 80 St. Marys Row Moseley, Birmingham, West Midlands, B13 9EF is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.





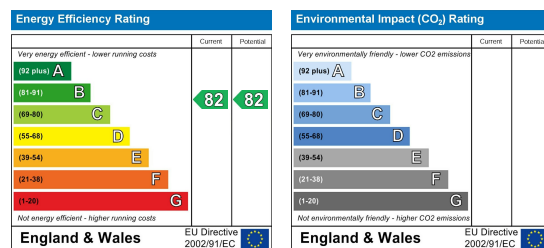
Floor Plan



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.