



Apartment 23 Kings Hall, The Academy Wake Green Road

Moseley, Birmingham, B13 9HW

Offers Over £142,500



We are pleased to offer this impressive top floor one bedroom apartment located in this prestigious gated development off the Wake Green Road in Moseley. Offering excellent access to the popular Moseley Village located within easy reach of all of it's associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The accommodation on offer briefly comprises; gated grounds with secure allocated parking space, communal entrance, entrance hallway, good size lounge with contemporary kitchen off with integrated appliances, separate WC, bedroom and a contemporary shower suite. The property further benefits from double glazing, electric heating and no upward chain. Energy Efficiency Rating C. To arrange your viewing please call our Moseley office to fully appreciate the accommodation on offer.



Approach

This top floor one bedroom apartment is approached via a communal area with wooden front entry door opening into:

Apartment Hallway

With wall mounted intercom system, wall mounted electric heater, door opening into storage cupboard housing the water tank and useful storage space and doors opening into:

Open Plan Living/Kitchen

15'10" max x 9'1" min x 25'0" max x 14'9" max (4.83 max x 2.79 min x 7.64 max x 4.52 max)

With coving to ceiling, three ceiling light points, wall mounted Economy 7 storage heater, two double glazed windows to the rear aspect and kitchen area with a selection of wall and base units, lino flooring, marble effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap over, built-in 'AEG' cooker, hob and extractor, built-in 'Electrolux' microwave, fridge and freezer and ceiling spotlights.

Bedroom

11'10" max x 10'7" (3.62 max x 3.25)

With coving to ceiling, wall mounted Economy 7 heater, double glazed window to the side aspect, door opening into wardrobe providing useful storage space and door opening into:

En-Suite

8'2" x 5'9" (2.50 x 1.77)

With ceiling light point, extractor fan, three piece white bathroom suite with low flush WC, sink on pedestal with mixer tap over and panel bath with mixer tap and shower over.

Separate WC

3'0" x 5'6" (0.93 x 1.68)

With low flush WC, sink on pedestal with two taps over, tiling to splash back, ceiling light point and extractor fan.

Communal Gardens

Wrapping around the development and to the rear is a good size, sunny communal garden. The development further offers secure bike store and seating areas.

Secure Allocated Parking

With one allocated parking space to front of development.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 131 years, the ground rent is approximately £150.00 per annum and the service charges are approximately £2,279.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

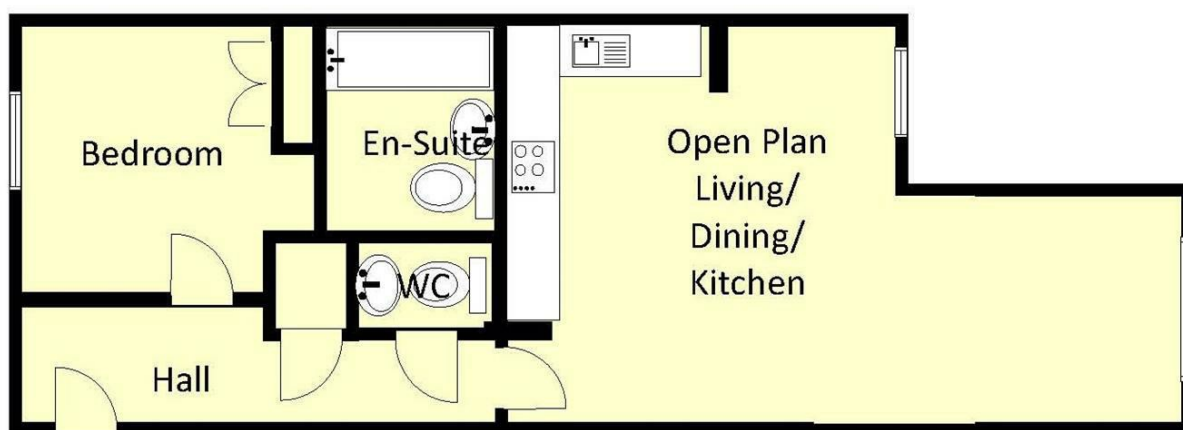
According to the Direct Gov website the Council Tax Band for Apartment 23 Kings Hall, The Academy, Wake Green Road Moseley, Birmingham, B13 9HW is band C and the annual Council Tax amount is approximately £1,852.23, subject to confirmation from your legal representative.





Floor Plan

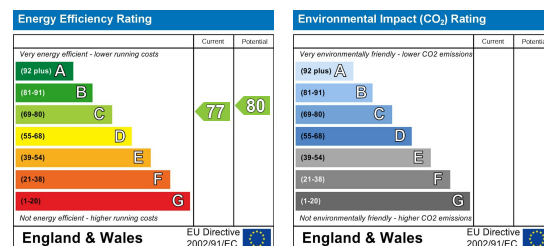
Kings Hall, The Academy, Wake Green Road
For illustrative purposes only, NOT to scale.



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.

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.