



Flat 10, Nelson Court 70 Trafalgar Road

Moseley, Birmingham, B13 8BU

Offers Over £180,000



**** LOVELY OPEN PLAN, DUAL ASPECT LIVING ROOM/KITCHEN, TWO BEDROOMS AND LOFT SPACE!! ****

Located in a modern development on Trafalgar Road in Moseley this bright, airy two-bedroom first floor apartment offers excellent access to Moseley village with its vibrant cafes, bars, restaurants and shopping facilities. Birmingham city centre and the upcoming Moseley train station are also within easy reach. The property benefits from: double glazing, electric heating, loft storage space and communal grounds with parking, and comprises: a spacious open plan living room, modernised kitchen, two bedrooms, bathroom and entrance hall. Energy Efficiency Rating E. To arrange your viewing or for more details on this superb apartment please call our Moseley office.



Approach

This two bedroom, first floor apartment is approached via communal fore garden leading to communal front entry door opening into communal hallway with stairs rising to the first floor accommodation with front entry door opening into:

Open Plan Hallway

With wall mounted electric storage heater and two recessed ceiling spotlight points.

Open Plan Living/Dining and Kitchen Area

19'4" max x 17'0" max (5.91 max x 5.19 max)

Living Area

17'0" x 12'10" (5.19 x 3.92)

With six ceiling spotlight points, two double glazed windows to the rear aspects, doors opening into the two bedrooms, bathroom and useful storage cupboard housing water tank, wall mounted intercom system and loft access point.

Kitchen Area

6'3" x 10'3" (1.91 x 3.13)

With a selection of white wall and base units, marble effect work surfaces, black tiling to splash back areas, stainless steel sink and drainer with taps over, double glazed window to the rear aspects, space facility for washing machine, integrated cooker, hob

and extractor fan, space facility for fridge freezer, laminate wood effect flooring and two ceiling spotlight points.

Bedroom One

12'11" x 10'4" (3.96 x 3.16)

With double glazed window to the front aspects, two ceiling spotlight points and built in storage cupboards.

Bedroom Two

8'10" x 12'11" (2.70 x 3.96)

With double glazed window to the front aspects and two ceiling spotlight points

Bathroom

6'2" x 6'5" (1.89 x 1.97)

With three piece white bathroom suite comprising of low flush WC, wash hand basin on pedestal with modern mixer tap over and bath with taps over and 'Triton' shower attachment above. The bathroom further benefits from tiled flooring, tiling to walls, wall mounted electric heater, opaque double glazed window to the side aspects, wall mounted extractor fan and three ceiling spotlight points.

Loft Space

The loft space is part boarded.

Communal Grounds

With communal gardens and allocated parking to the rear of the property.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 96 years, the ground rent and service charges are approximately £1,320.00 per annum (subject to confirmation from your legal representative).

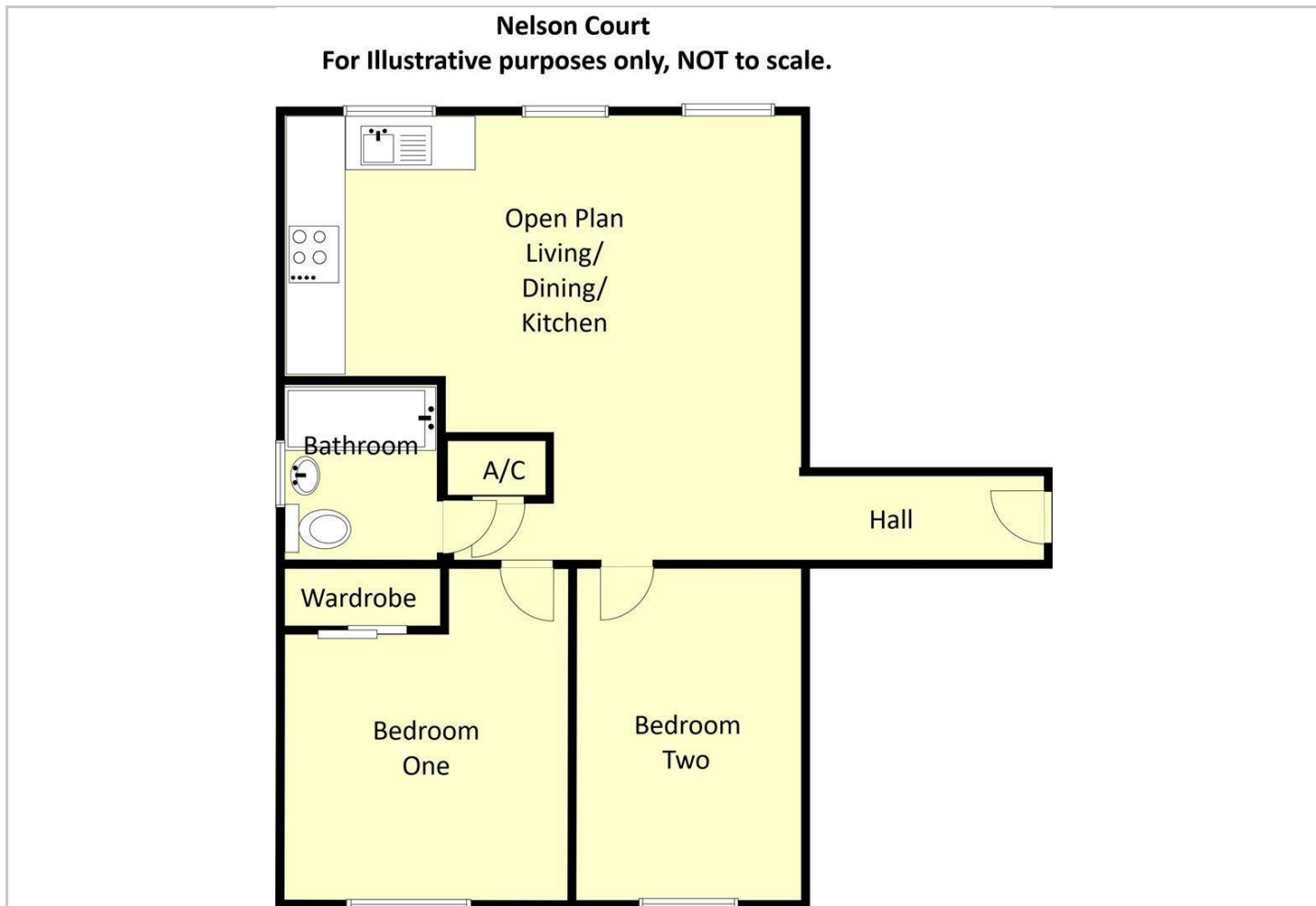
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 10, Nelson Court, 70 Trafalgar Road Moseley, Birmingham, B13 8BU is band B and the annual Council Tax amount is approximately £1,482.23 subject to confirmation from your legal representative.





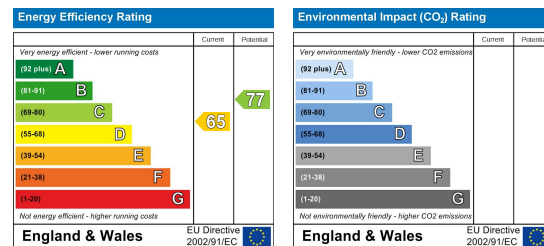
Floor Plan



Viewing

Please contact our 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.