



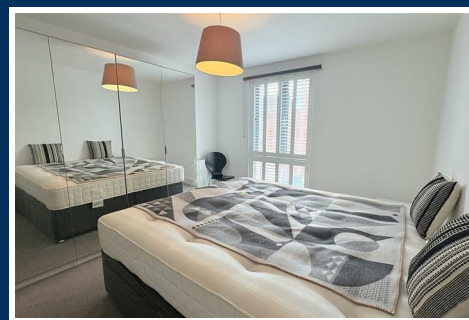
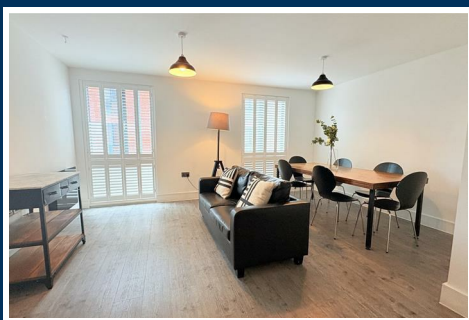
Flat 9, Moseley Central 126 Alcester Road

Moseley, Birmingham, B13 8EQ

Offers Over £140,000



****NO CHAIN** **STUNNING MODERN APARTMENT** *Newly Fitted Bespoke Hardwood Shutters*** We are pleased to offer this impressive second floor, one bedroom apartment, located in this prestigious gated development in Moseley Village. Offering an excellent location for all of Moseley's associated amenities including bars and restaurants the accommodation briefly comprises; communal entrance with stairs and lift access to the third floor, entrance hallway, open plan living room/kitchen and bedroom. The property further benefits from triple glazing and electric heating. The property benefits from fully fitted hardwood bi folding louvre shutter's throughout. Energy Efficiency Rating B. To arrange your viewing to fully appreciate this lovely apartment, please contact our Moseley Office.



Approach

The property is approached via a wooden front entry door opening into

Hallway

storage cupboard 6'10" x 12'4" (storage cupboard 2.09 x 3.76)

With ceiling spotlights, laminate effect floor covering, wall mounted electric radiator, storage cupboard housing the water tank and space for washing machine and doors opening into

Bathroom

5'6" x 6'10" (1.69 x 2.09)

With tiled floor covering, tiling to walls, wall mounted sink with hot and cold mixer tap and storage below, low flush WC, bath with hot and cold mixer tap and shower over and shower screen, shaver point, ceiling spotlights, wall mounted electric radiator and extractor fan.

Bedroom

15'3" x 10'10" x 11'8" (4.67 x 3.31 x 3.56)

L-shaped bedroom with ceiling spotlights, double glazed window with in-built shutters to the rear aspect and wall mounted electric radiator.

Living/Dining and Kitchen

22'7" x 15'5" x 11'4" x 15'9" (6.89 x 4.7 x 3.46 x 4.82)

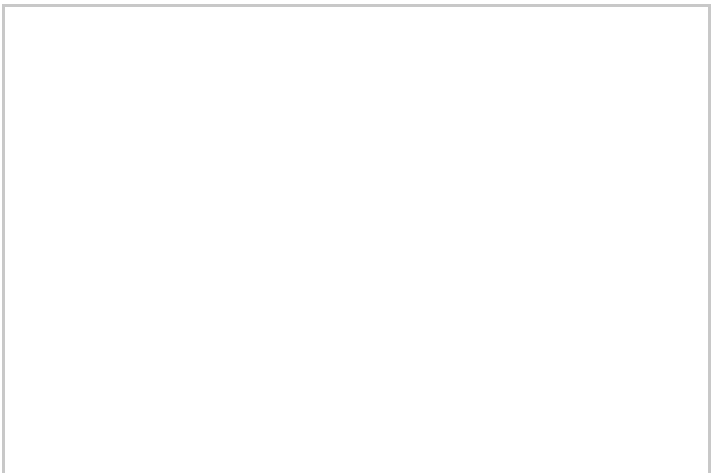
With laminate wood effect floor covering, double glazed window with in-built shutters to the rear aspect, ceiling spotlights, ceiling light points, wall mounted intercom system and walkway into kitchen area. With a selection of wall and base units with work surfaces over, integrated fridge freezer and dishwasher, built-in induction hob with Neff extractor over, built-in oven and sink and drainer with hot and cold mixer tap.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 147 years, the ground rent is £300 per annum and the service charges are approximately £2,703 per annum (subject to confirmation from your legal representative).

Council Tax Band

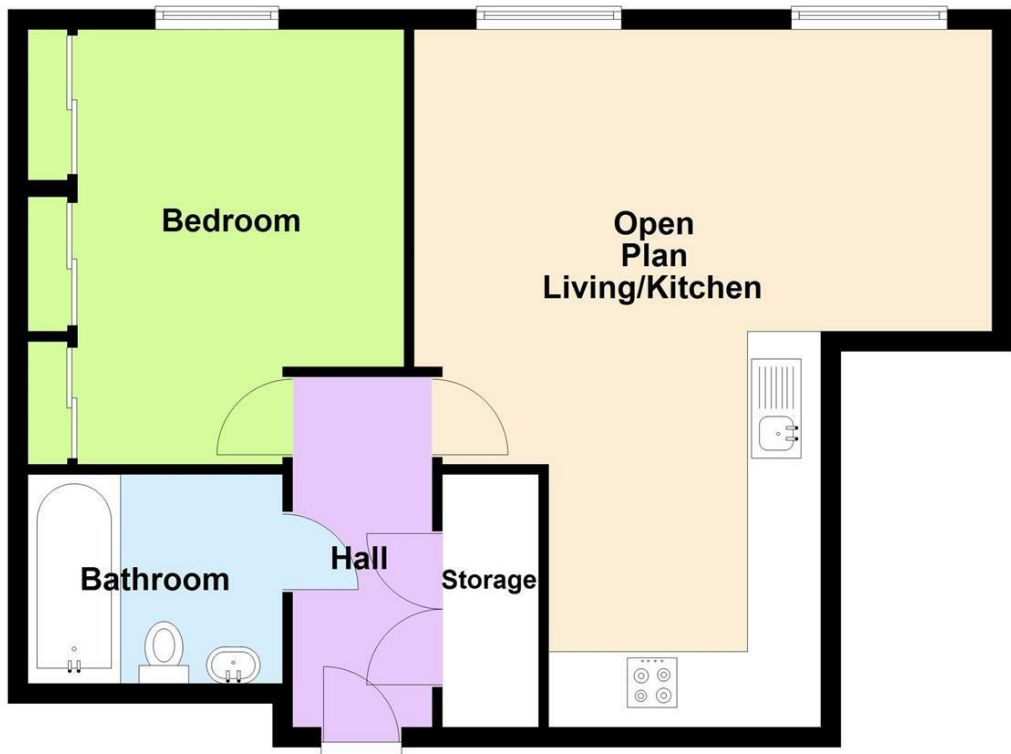
According to the Direct Gov website the Council Tax Band for Flat 9 Moseley Central, 126 Alcester Road Moseley, Birmingham, B13 8EQ is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





Floor Plan

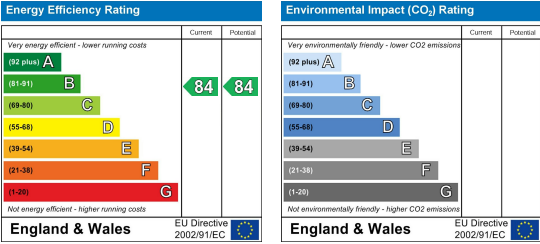
Moseley Court -
NOT TO SCALE -
For illustrative
purposes only



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.