



DM&Co.
— SALES & LETTINGS —

1 Paton Grove Moseley, B13 9TG

A prestigious brand new development of just 14 apartments in the centre of Moseley, one of Birmingham's most desirable suburbs. Situated approximately 3 miles of the city centre, it has excellent commuter links and a diverse selection of cafes, bars along with parks, sports facilities and schools. Show home viewings are now available on an appointment only basis... call today to book yours!



DETAILS

Set out over three floors with lift access, landscaped communal gardens and ample allocated parking Carlton Lodge is a fantastic opportunity for first time buyers, investors and 'lock up and leave' purchasers.

1 Paton Grove is a stunning ground floor apartment entered from the communal hallway into the entrance hall with two useful storage cupboards. The open plan living/dining kitchen offers space for seating plus table and chairs while the kitchen comes with base and wall units and integrated Siemens appliances to include electric oven and induction hob with extractor hood over, fridge/freezer, microwave oven and slimline dishwasher. The principal bedroom has an en-suite shower room, while double bedroom two has the use of the bathroom.

Flooring in the hall, kitchen and living area is a hardwearing, high quality laminate with vinyl floorings in the bathrooms and carpets in the bedrooms. The bedrooms and living area are fitted with low energy pendant lighting with LED spotlights in the kitchen and bathrooms. The apartment has fibre optic broadband, telephone points and digital aerial points installed into the living area and bathrooms. For security there is a video entry system located in the entrance hall.

*Internal pictures presented within this listing are of the show home at Carlton Lodge, they are therefore to be used for representative purposes only.

Agents Note: Property offer with tenants in situ. Current rent £1,200 pcm with a gross rental yield of 4.91%.



OUTSIDE

The property has a landscaped communal garden along with allocated parking.



GENERAL INFORMATION

Planning Permission & Building Regulations: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

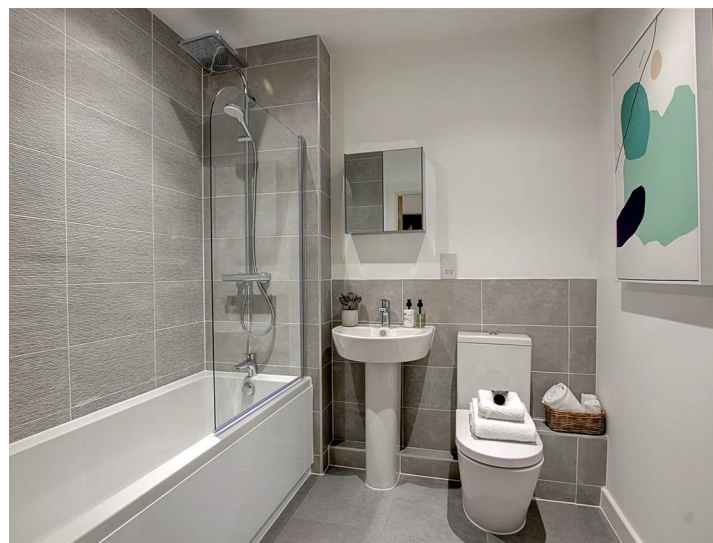
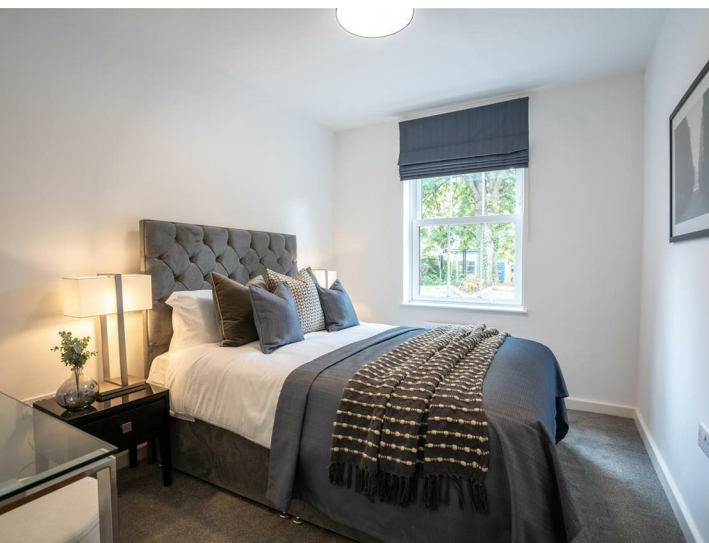
Tenure: We are advised by the vendor that the property is Leasehold with a share of the Freehold by way of 999 year lease with a £1 Ground Rent and with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Service Charge: £1,617.12 per annum.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Birmingham City Council.

Council Tax Band: To be confirmed.

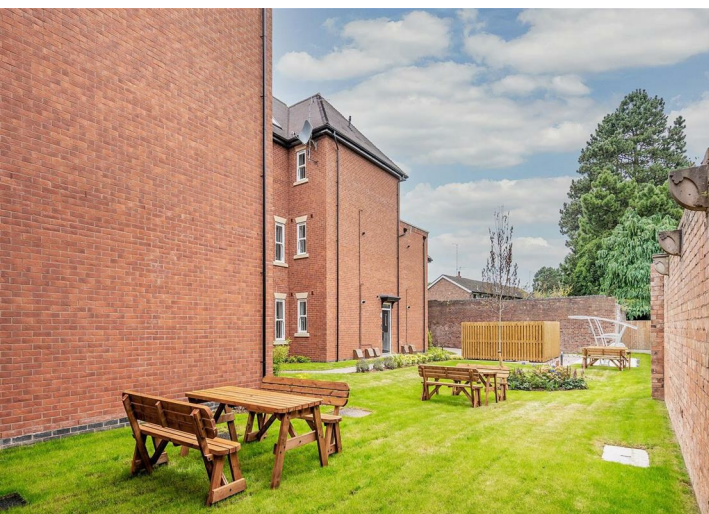


OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101, Option 2.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FEATURES

- Brand New Development
- 2 Bedroom Apartment
- Convenient Location
- Three Miles From Birmingham
- Fully Integrated Kitchen with Appliances
- High Specification
- Landscaped Communal Gardens
- Allocated Parking
- Viewings By Appointment

SIZE

Total - TBC

TENURE

Freehold

VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

 0121 775 0101 Option 1.

 sales@dmandcohomes.co.uk

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