

for sale

offers in excess of **£270,000** Leasehold



Britannic Park Yew Tree Road Moseley BIRMINGHAM B13 8NF

This TWO BEDROOM second floor apartment is situated in Britannic Park, close to MOSELEY and KINGS HEATH. The property has an en-suite, BALCONY, private parking, and communal gardens. The property is in a sought-after residential development with MODERN apartments.



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Property Details

Communal Entrance

Communal entrance with stairs and lift to all floors, intercom access.

Entrance Hall

Storage cupboard, doors to landing.

Kitchen 10' 3" x 7' 2" (3.12m x 2.18m)

Combination of wall and base units, integrated electric oven with gas hob and hood, fridge/freezer, one and half sink, door to

Lounge 17' 6" x 16' 1" (5.33m x 4.90m)

Open plan living area with high vaulted ceilings, two double glazed windows to the front, door to balcony, wall mounted radiator.

Bedroom 1 15' 4" x 10' 5" (4.67m x 3.17m)

High vaulted ceilings, two double glazed windows to the front, door to balcony, wall mounted radiator, door to walk in wardrobe, door to en-suite.

En-Suite 10' x 4' 4" (3.05m x 1.32m)

Low level W.C, wash basin and shower.

Bedroom 2 13' 1" x 9' 5" (3.99m x 2.87m)

Two double glazed windows to the rear, wall mounted radiator, storage cupboard, door to

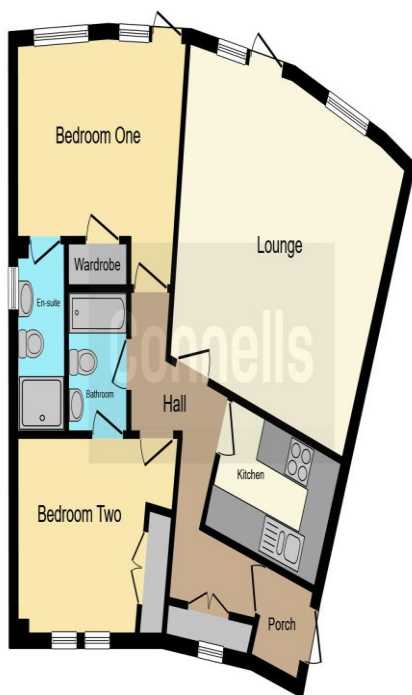
Bathroom 10' x 4' 4" (3.05m x 1.32m)

Low level W.C, hand wash basin, bath.

Outside

Private parking, communal gardens.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Property Ref: KTH309903 - 0011

Tenure:Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 4670.00

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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