

for sale

offers in excess of **£190,000** Leasehold



## Florence House Park Road Moseley Birmingham B13 8AH

BEAUTIFULLY PRESENTED THROUGHOUT - A SPACIOUS GROUND FLOOR APARTMENT - OUTSIDE TERRACE AREA - A tastefully decorated and well presented two bedroom modern apartment in close to Moseley Village. The property is ideal for first time buyers, investors or down sizers.

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- Energy Rating: C
- Very Well Presented Apartment
- Two Bedroom Ground Floor Apartment
- Secure Gated Entrance To Parking Space

# Property Details

## Entrance Hall

Intercom, laminate flooring and alarm system, communal hall with stairs and lifts to all floors.

## Kitchen / Living Area 17' 4" x 10' 2" ( 5.28m x 3.10m )

Kitchen comprising of a range of wall and base units, sink and drainer. Electric oven with hob and extractor fan overhead, fridge freezer and washing machine. open plan to lounge, double glazed French doors to the rear, wall mounted radiator.

## Bedroom One 13' 5" x 9' 9" ( 4.09m x 2.97m )

Laminate flooring, two double glazed windows to the rear and wall mounted radiator.

## Ensuite

Ensuite with shower, mixer shower, hand wash basin, low level W.C, heated towel rail.

## Bedroom Two 13' 4" x 6' 2" ( 4.06m x 1.88m )

Laminate flooring, double glazed window and wall mounted radiator.

## Bathroom

Bath with over bath mixer shower, hand wash basin, low level W.C, heated towel rail.





To view this property please contact Connells on

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93 High Street Kings Heath  
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**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: KTH310234 - 0005

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold Fees

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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