

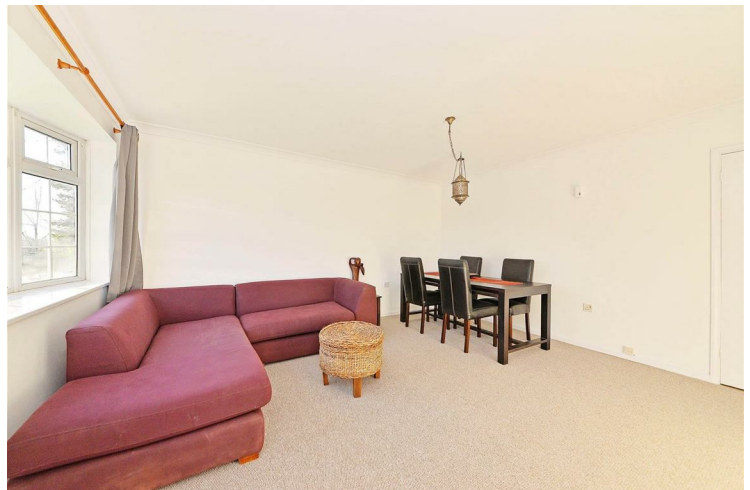


HERITAGE ESTATE AGENCY



Flat 1, Baxter Court 96 School Road, Moseley, B13 9TP
£190,000

A Two Bedroom Ground Floor Maisonette





Baxter Court comprises in further detail:

The property is set back from the road and approached via pathway leading to main entrance door opening into:

Lounge 14'7" x 13'6"

Bay window to front aspect, coved ceiling, two ceiling light points, under floor heating and door to:

Inner Lobby

Ceiling light point, serving hatch to kitchen, under floor heating and doors to:

Kitchen 7'4" max x 10'10" max

Window to rear aspect, door to rear aspect opening to rear communal garden, serving hatch to inner lobby, ceiling light point, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, space for cooker with extractor hood over, plumbing for washing machine and space for under counter fridge.

Airing Cupboard

Housing hot water tank.

Bedroom One 13' max x 9'7" max

Window to front aspect, ceiling light point, under floor heating and built-in double wardrobe.

Bedroom Two 10'5" max x 6'6" max

Window to rear aspect, ceiling light point and under floor heating.

Bathroom 7'9" x 5'1"

Obscured window to rear aspect, ceiling light point, tiled walls and flooring, heated towel rail and a bathroom suite comprising: panelled bath with shower over, shower screen, pedestal wash hand basin with mixer tap over and low level flush w.c.

Communal Garden

Accessed via the kitchen and benefits from lawn area and door to private storage cupboard.

Separate Garage

Number 6 with up and over door to front aspect. Located to the side of the property with parking space in front.

Lease Details

Approx term remaining:- 94 years (101 years from 04.12.2017)

Service Charge - £900.00 per six months (for the period 25.06.24 to 24.12.24)

Ground Rent - £75.00 per six months (for the period 26.12.23 to 24.06.24)

Extracted from Lease - Ground Rent Schedule

From the date hereof until the 29 June 2033 the sum of One hundred and fifty pounds (£150.00) per annum

From the 30 June 2033 until the 29 June 2058 the sum of three hundred pounds (£300.00) per annum

From the 30 June 2058 until the 29 June 2083 the sum of six hundred pounds (£600.00) per annum

From the 30 June 2083 until the 29 June 2108 the sum of One thousand two hundred pounds (£1,200.00) per annum

From the 30 June 2108 until the 29 June 2118 the sum of two thousand four hundred pounds (£2,400.00) per annum

NB – Please check with your mortgage provider and solicitor to see if this will affect their lending on the property.

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Agent Notes:

1. We are advised by the vendor that the lease restricts the following:

- not to place, leave or store on the driveway of the garage any object or thing other than a private motor car
- not to use the premises for any trade or business





The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

2. Baxter Court is currently tenanted. We understand the fixed term of the Assured Shorthold Tenancy Agreement expired on 29th August 2024 and that the tenancy is continuing on a month to month basis.

Heritage Estate Agency Limited would stress that the above is based on information provided by the seller. The Agent can not verify whether the Tenant has any additional rights to occupy the property or the extent of this or any matters effecting the property and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND

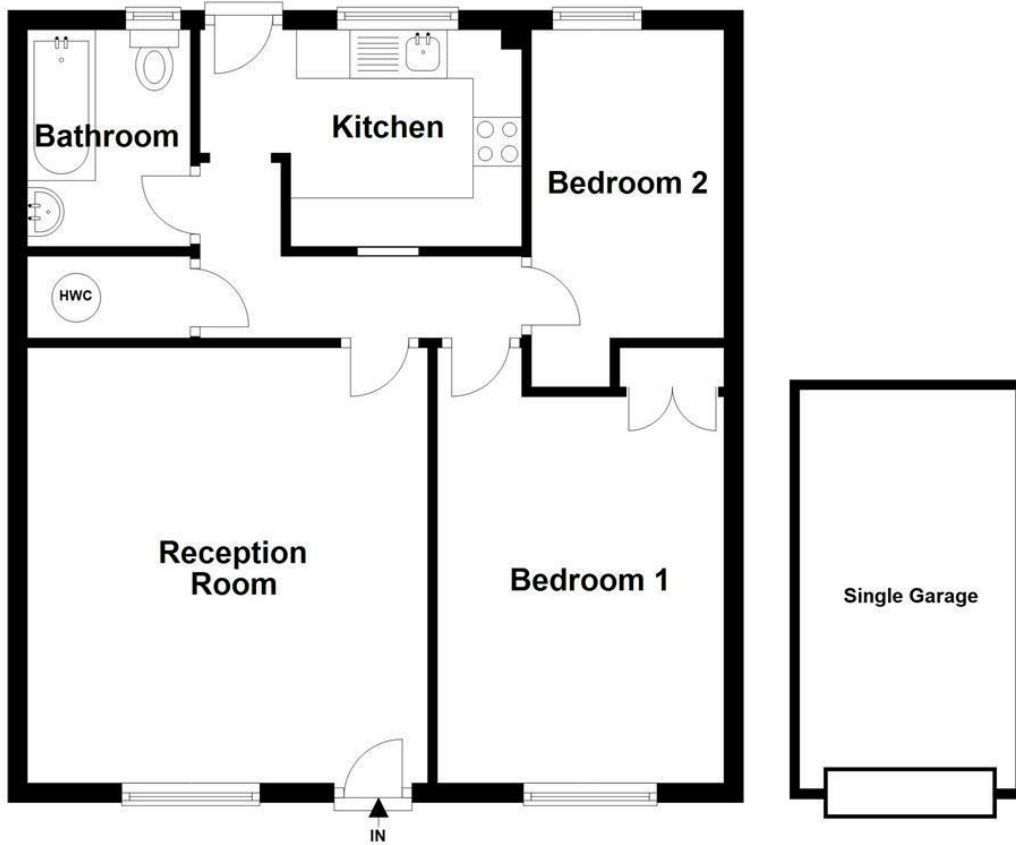
The vendor has informed us that the property is located within Birmingham City Council - Band B





1 Baxter Court

Approx. 55.6 sq. metres (598.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.0 sq. feet)

Disclaimer
 Floorplan for illustrative purposes only
 Measurements are approximate and not to scale
 Please re-check all information before making any decisions
 For more information please contact the agent

1 Baxter Court

VIEWING By appointment through 'Heritage'

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Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

