



HERITAGE ESTATE AGENCY



Flat 6 Manor Park, 81 Cotton Lane, Moseley, Birmingham, B13 9SE
£235,000

A Two Bedroom First Floor Apartment





Cotton Lane comprises in further detail:

The property is set back from the road and approached via communal gardens with pathway leading to communal entrance door. Communal stairs rise to first floor landing leading to private entrance door opening to:

Entrance Hallway

Coved ceiling, two ceiling light points, wall mounted security intercom system, built-in storage cupboard, radiator and doors to:

Storage Cupboard

Housing hot water cylinder.

Lounge 19'6" max x 14'1" max

Two windows to side aspect, window to rear aspect, coved ceiling, two ceiling light points, wood effect flooring and two radiators.

Kitchen 10'1" x 12'3"

Window to rear aspect, ceiling spot lights, wood effect flooring, heated towel rail and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated eye level cooker, microwave and four ring induction hob with extractor hood over, integrated fridge/freezer and dish washer, plumbing for washing machine, breakfast bar and concealed boiler.

Bedroom One 14'5" x 9'8" excl wardrobes

Window to rear aspect, coved ceiling, ceiling light point, wood effect flooring, radiator, two built-in double wardrobes and door to:

En-Suite Shower Room 7'5" x 6'

Obscured window to side aspect, ceiling light point, ceiling spot lights, extractor fan, electric shaver socket, part tiled walls, radiator and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Bedroom Two 11'7" max x 10'10" max

Window to side aspect, ceiling light point, wood effect flooring, radiator and built-in double wardrobe.

Bathroom

Ceiling spot lights, extractor fan, electric shaver socket, part tiled walls, radiator and a suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

Outside

Allocated parking space numbered 6GH.

Lease Details

Approx term remaining:- 102 years (125 years from 01.01.2002)

Ground Rent - £387.44 per annum (for the period 01.01.24 to 31.12.24)

Service Charge - £2331.60 per annum (for the period 01.01.24 to 31.12.24)

Review Periods - Every 10 years the rent shall be reviewed in line with the value of "the current rent guide". Please ask the office for the formula.

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. The property is subject to a Wayleave agreement with Midland Electricity PLC relating to the maintenance of electricity cables on the estate.
2. We understand from the vendors that the property is located within the St. Agnes conservation area.
3. We are advised by the vendors that the property is situated in and area which is subject to a Tree Preservation Order.





4. We are advised by the vendor that the lease prohibits the following:

- Not to carry on therein any trade or business
- Not to keep any pet on the premises without prior written approval of the Management Company
- Not to erect any external wireless or television aerial
- Not to make any alternations of the premises without prior written approval of the Management Company
- Not to let the property out without consent of the Management Company

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.

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, gas, 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 D





Apartment 6, 81 Cotton Lane



Total Area: approx 85.9 m² ... 925 ft²

All measurements are approximate and for display purposes only
 Area figures are approximate only
 Contact agent for more details

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

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.

