

Flat 7 Hamilton Court, 85 Trafalgar Road, Moseley, Birmingham, B13 8BL

**Offers in the Region Of
£97,500**



- Modern First Floor Flat
- Requiring Updating
- Double Bedroom
- EPC Rating: C(79)
- Open Plan Living Dining Kitchen
- Bathroom

A modern first floor flat in a HIGHLY DESIRABLE location within MOSELEY VILLAGE. Requiring some updating, this ideal first time purchase or buy to let investment comprises hallway, open plan living dining kitchen, double bedroom, bathroom and allocated parking space. Benefiting from uPVC double glazing, electric storage heating and with NO UPWARD CHAIN.

Council Tax Band
A

EPC Rating
C

Location
The property is set back behind landscaped gardens off Trafalgar Road on the corner of Admiral Place in a residential location within Moseley, on the borders of Balsall Heath, conveniently situated circa:
•385 metres from Moseley Village Centre.
•2 miles from Birmingham New Street Train Station.
•2 miles from Birmingham City Centre.

Description
A modern first floor flat in a three-storey purpose-built development constructed circa. early 1990s of brick wall construction surmounted by a pitched roof providing well laid out accommodation in a dated condition.

All external windows are uPVC frames with sealed double-glazed units, and the property has an electric storage heater located in the living room.

Accommodation
Please refer to the floor plan for room measurements.

Flat
Hallway, open plan living dining kitchen, bedroom (double), bathroom with WC.

Communal Areas
Secure entrance hallway, stairs and corridors.

Outside
Communal gardens and allocated parking space.

Lease
125 years from 1st August 1992.

Ground Rent
TBC

Service Charges
The development is managed by Cottons Chartered Surveyors Management Department.

The service charges are currently £1,000 per annum, billed half yearly (1st March and 1st September).

Availability
The property is vacant offered with no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

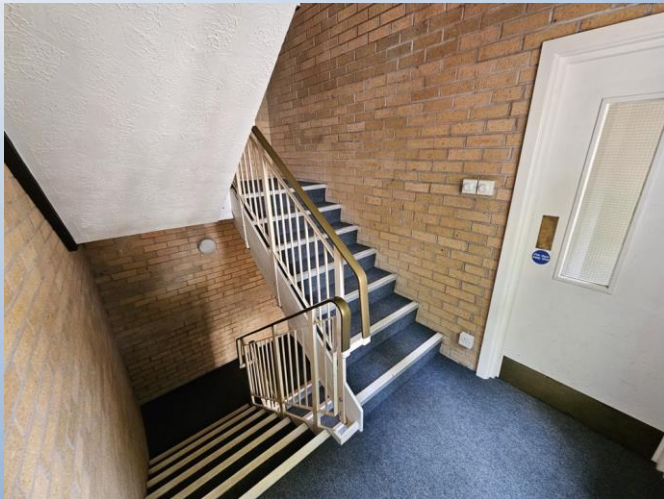
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7 Hamilton Court

Approximate Gross Internal Area = 40.67 sq m / 438 sq ft

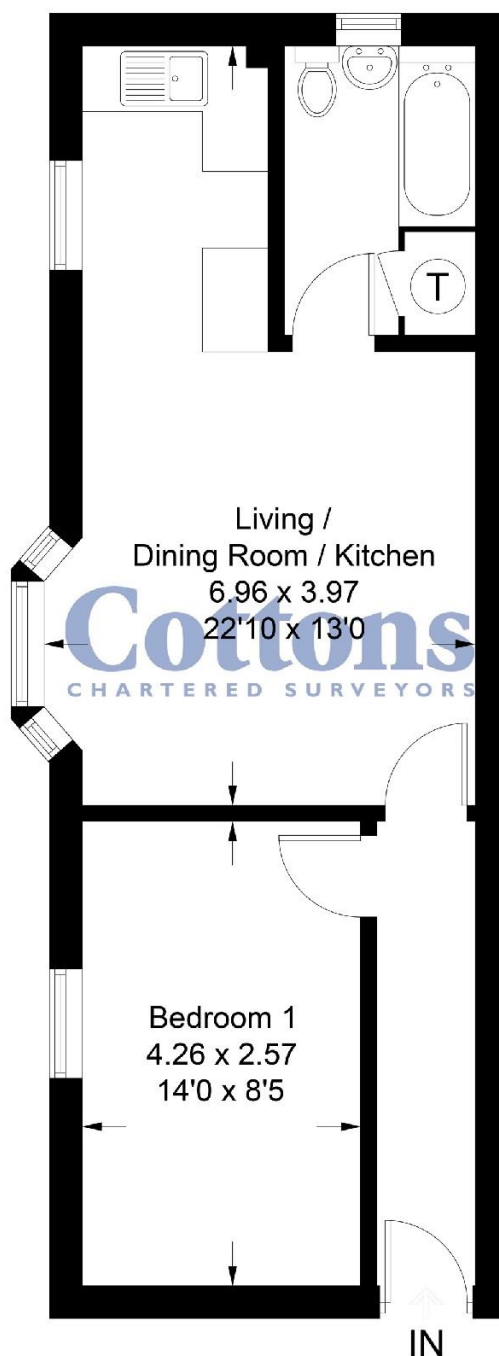


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of the property.