



## Flat 19, Longmore House 44 Cromer Road

, Birmingham, B12 9QR

Offers Over £185,000



**\*LOVELY TWO BEDROOM APARTMENT WITH NO CHAIN AND AMAZING OUTDOOR GARDEN TERRACE!\*** Located on the border of Moseley and Balsall Heath just off Moseley Road is this spacious and modern two bedroom apartment which would make an ideal buy to let or first time purchase. Offering contemporary finishes, great views and excellent access into the City Centre and also Moseley Village with all of its award winning amenities like grocers, shops, cafes, restaurants, green spaces and the new Train Station due to open soon! the accommodation which should be viewed to be appreciated consists of; allocated parking space, communal hallway with stairs to top floor, entrance hallway, open plant lounge/dining and sleek fitted kitchen, two double bedrooms and apartment bathroom with the highly beneficial addition of an outdoor garden terrace which provides views of the city! Further offering electric heating and double glazing and no upward chain. Energy Efficiency Rating D. To arrange your appointment please call the Moseley Office.



### Approach

The property is approached via a front entry door opening into:

### Hallway

With ceiling spotlight, laminate wood effect flooring, wall mounted intercom system. door opening into bathroom and door opening into:

### Open Plan Living/Dining and Kitchen

10'2" x 21'11" (3.10 x 6.7)

With laminate wood effect flooring, recessed spots to ceiling, double glazed French doors to the rear garden, double glazed window to the side aspect, a selection of gloss fronted wall and base units with work surfaces over incorporating sink with mixer tap, in-built oven and hob with stainless steel extractor fan, integrated fridge freezer, washing machine and dishwasher, tiling to splash backs and doors opening into:

### Bedroom One

11'10" x 10'11" (3.62 x 3.34)

With double glazed window to the side and rear aspects and recessed spots to ceiling.

### Bedroom Two

11'9" x 9'3" (3.59 x 2.82)

With double glazed window to the side aspect and recessed spots to ceiling.

### Shower Room

5'5" x 4'3" (1.66 x 1.3)

With a contemporary shower room with low flush push button WC, sink in vanity unit with mixer tap, walk-in shower cubicle with Mira shower over, recessed spots to ceiling, ceiling extractor, shaver point, tiling to wall and floor and heated towel rail.

### Terrace

With an initial patio area with decking leading to astro-turf area and panel fencing to borders.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 195 years, the ground rent is £92.50 every 6 months and the service charges are approximately £750.00 every 6 months (subject to confirmation from your legal representative).

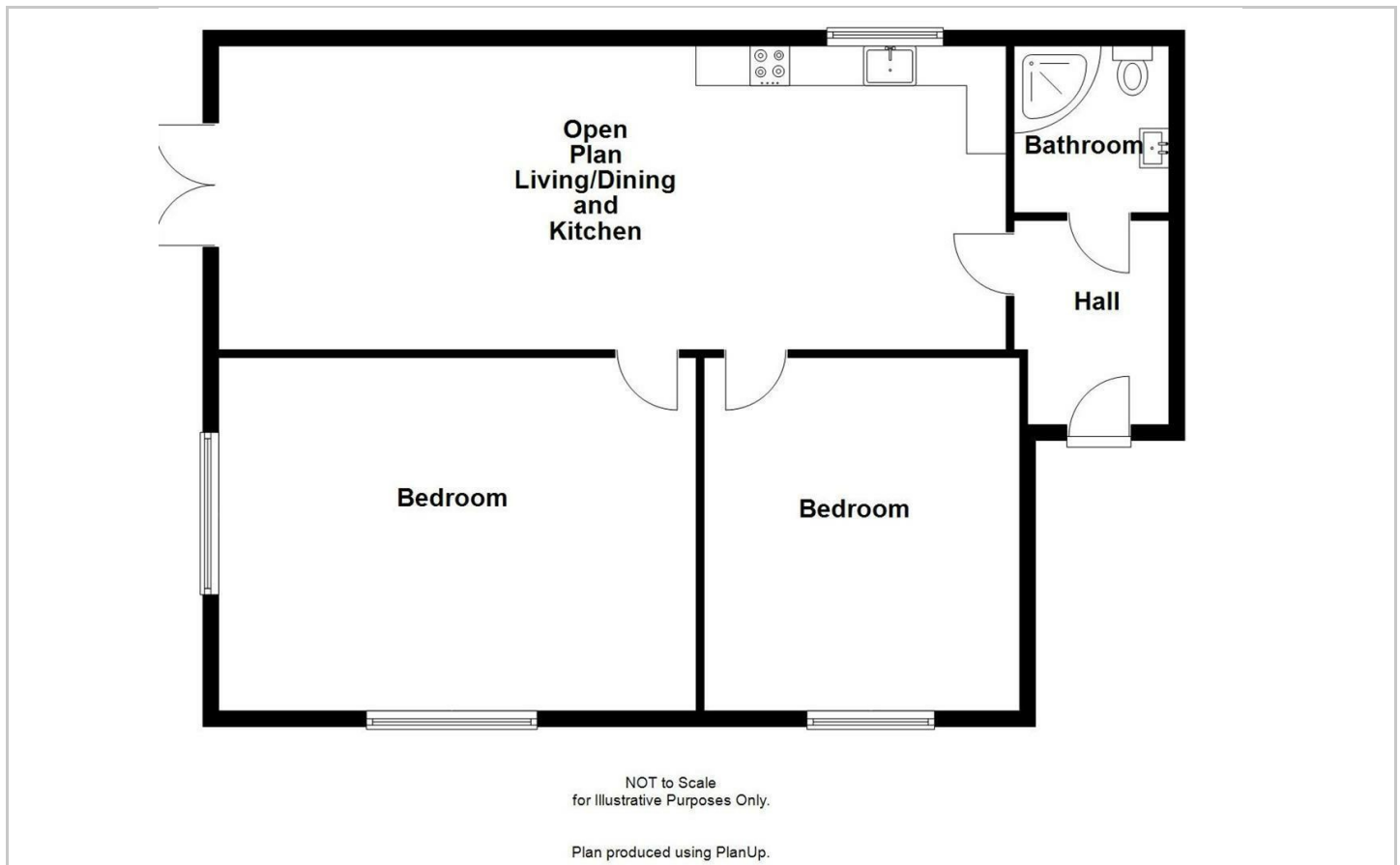
### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 19 Longmore House, 44 Cromer Road, Birmingham, B12 9QP is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.





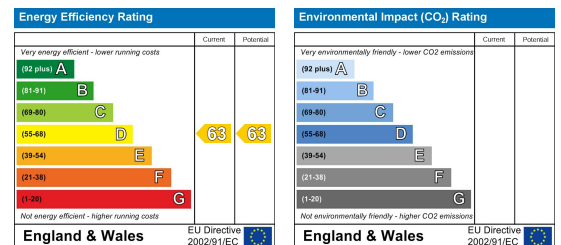
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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