

Flat 30 Sorrento Court, 15 Wake Green Road, Moseley, Birmingham, B13 9HB

Offers in the Region Of
£45,000



- Second Floor Retirement Apartment
- Two Bedrooms
- Highly Desirable Moseley Village Location
- Living Room
- Shower Room
- No Upward Chain

A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT in HIGHLY DESIRABLE LOCATION within MOSELEY VILLAGE built by McCarthy & Stone. Suitable for over 60s (or a couple with one over 60 and other over 55), viewings are VITAL to appreciate location and accommodation on offer. Benefiting from uPVC double glazing and electric heating, this ideal downsize move comprises hallway, living room, kitchen, two bedrooms and shower room. The development offers residents lounge, communal garden and house manager. Offered with NO UPWARD CHAIN.

Council Tax Band
D

EPC Rating
B

Location
Sorrento Court occupies a convenient position just off Wake Green Road, within the popular and well-established suburb of Moseley, approximately three miles south of Birmingham City Centre.

The development is situated within easy reach of Moseley Village, which offers an excellent selection of local amenities, including independent shops, supermarkets, cafés, restaurants, pharmacies and other everyday facilities.
The area benefits from good public transport connections, with regular bus services providing access to Birmingham City Centre and surrounding districts, together with the recently opened Moseley Village Railway Station offering direct services to Birmingham New Street.

Recreational facilities and green open spaces are also available nearby, including Moseley Park and Highbury Park, whilst the neighbouring areas of Kings Heath and Hall Green offer further shopping and leisure amenities.

Description
Sorrento Court is a purpose-built retirement development constructed by McCarthy & Stone, offering independent living accommodation for residents aged 60 and over (or aged 55 and over if the second occupant), subject to the relevant occupancy restrictions.

The development benefits from a secure communal entrance, residents' lounge with kitchen facilities, laundry room, lift access to the upper floors, a 'live in' House Manager (who works Tuesday to Friday 8am to 4pm), communal gardens and residents' parking facilities.

Accommodation
Please refer to the floor plan for room measurements - Hallway, living room, kitchen, bedroom one (double), bedroom two (double), shower room with WC.

Lease Term
125 years commencing 1st November 1996 and expiring on 31st October 2121, leaving approximately 95 years unexpired.

Ground Rent
The original ground rent was £350 per annum, subject to index-linked reviews every 21 years. The current amount is awaiting confirmation.

Service Charges
The latest available demand from FirstPort Residential Property Management indicates a half-yearly service charge of £3,513.50 for the period 1st March 2026 to 31st August 2026, equivalent to approximately £7,027 per annum.

The service charge is variable and subject to periodic review and year-end adjustments.

Age Restrictions
The development is intended for retirement occupation, with residents generally required to be aged 60 years or over, or, in the case of a couple, one resident aged at least 60 and the other at least 55. These restrictions apply to occupation rather than ownership. Subletting is permitted, subject to compliance with the terms of the lease and applicable occupancy requirements.

Additional Charges
The lease provides for transfer fees and contributions to a contingency fund upon disposal, with the precise amounts and calculation basis to be confirmed by the managing agents.



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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30 Sorrento Court

Approximate Gross Internal Area = 61.7 sq m / 664 sq ft

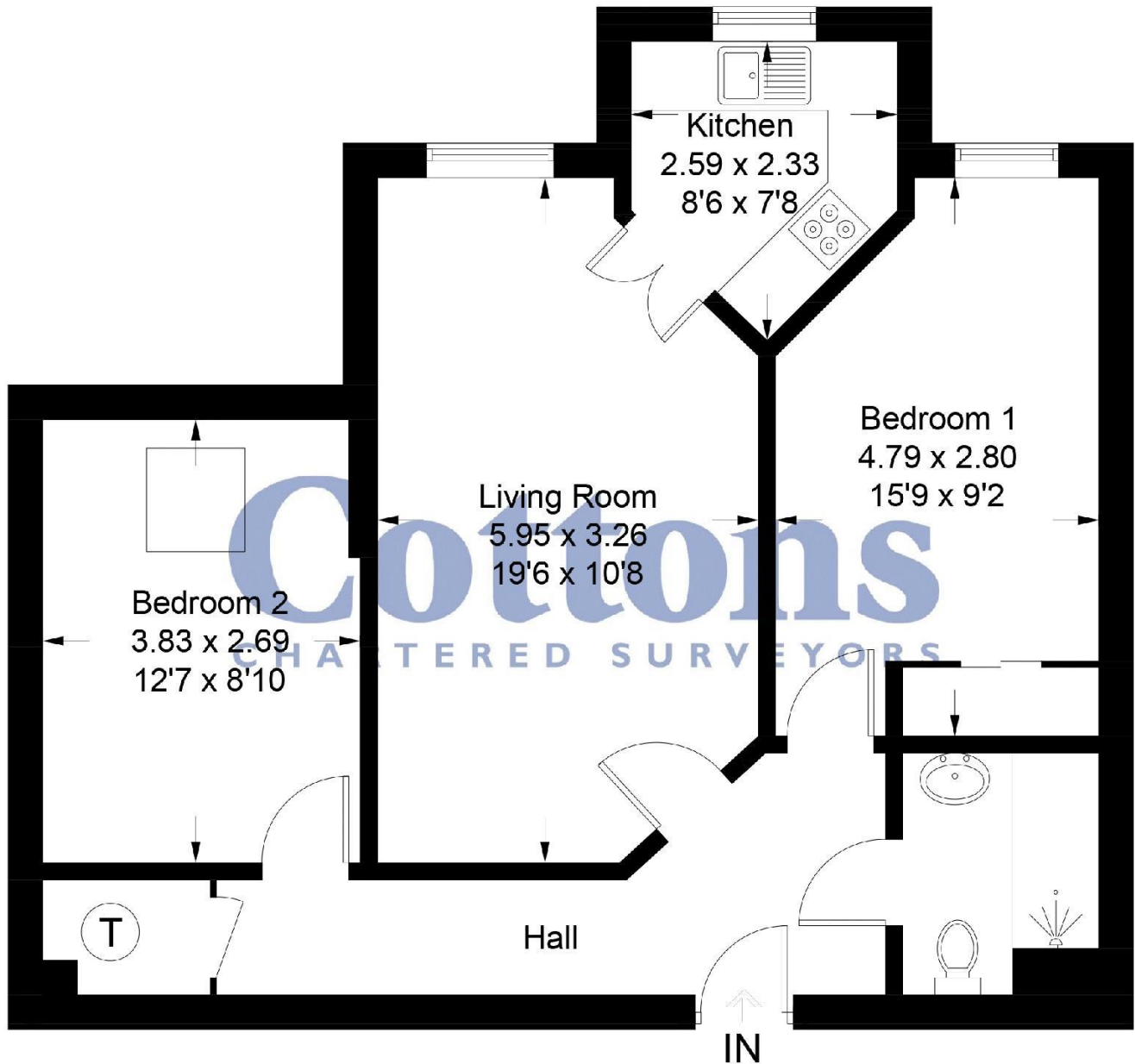


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