

LEASEHOLD



Flat - Duplex - Council Tax Band E - EPC Rating: C

**8 PARK GATE, 158 ALCESTER ROAD,  
MOSELEY, BIRMINGHAM, B13 8HS**  
Guide Price

**£269,500**



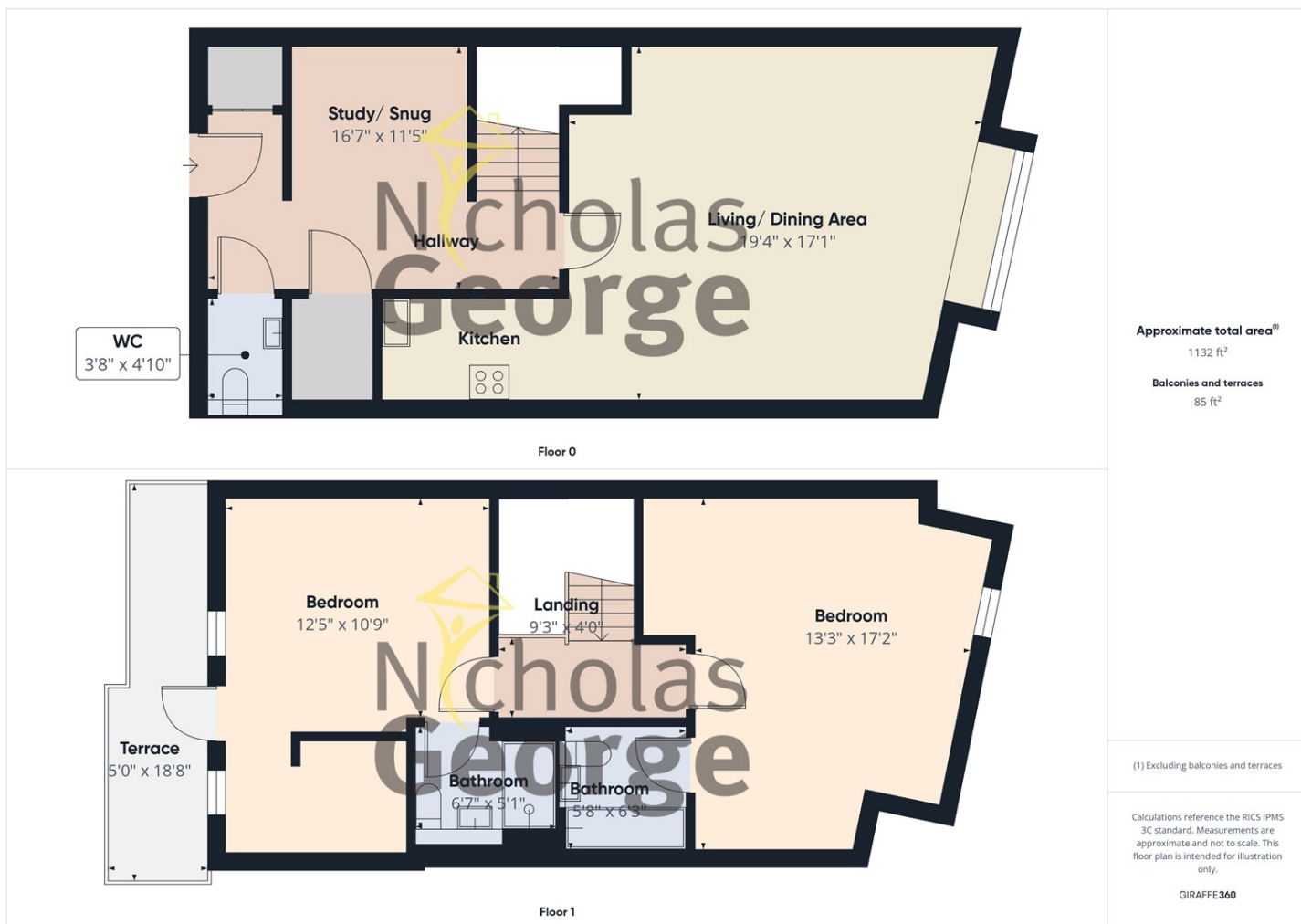
# 8 Park Gate, 158 Alcester Road, Moseley, Birmingham, B13 8HS

Well-situated in central Moseley, this immaculately presented duplex flat is set across the 1st and 2nd floor. The property comprises a newly fitted kitchen, spacious open-plan lounge/dining area, further reception perfect as a snug or work from home space, WC, storage cupboard and separate utility. Stairs leading to landing with 2 very large double bedrooms, 2 newly fitted ensembles and a pleasant terrace. There is secure gated parking for 2 cars to the rear. The Park Gate complex is situated in the heart of Moseley Village, which offers a range of amenities, popular community events, and superb public transport. Moseley train station, which opens soon, will be a 3-minute walk away. The property is also within opposite Moseley Private Park and residents can apply for fob access. NO UPWARD CHAIN.

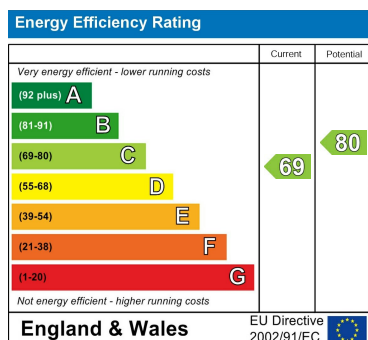
## Situation

We understand the flat is LEASEHOLD with 102 years remaining on the lease, though interested parties should obtain verification from their own solicitor. We have been informed there is an annual service charge of £2,148.00 and annual ground rent of £150.00





### Energy Performance Graph



Contact us:

Phone: 0121 442 2049

Email: sales@nicholasgeorge.co.uk

### Tenure:

We understand the property is Leasehold with XXX years remaining but interested parties should obtain verification from their own solicitor.

### Fees:

We have been informed that annual service charge is £XXX and annual ground rent is £XXX.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

