



HERITAGE ESTATE AGENCY



Flat 9, Cadell Court 78 Cambridge Road, Moseley, B13 9UG
£120,000

A One Bedroom Second Floor Flat



**Cadell Court comprises in further detail:**

The property is set in communal grounds with pathway leading to communal entrance leading to stairs rising to second floor landing leading to private entrance door opening to:

Entrance Hallway

Two ceiling light points, wood effect flooring, wall mounted electric storage heater, wall mounted security intercom system and doors to:

Airing Cupboard

Housing hot water cylinder.

Storage Cupboard

With shelving.

Lounge 14'10" x 10'1"

Window to front aspect, door to rear aspect opening to balcony, two ceiling light points, serving hatch to kitchen, wood effect flooring and wall mounted electric storage heater.

Kitchen 11'9" x 5'2"

Window to front aspect, ceiling light point, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, space for cooker and fridge/freezer, plumbing for washing machine and serving hatch to lounge.

Bedroom 11'9" max x 11'8" max

Window to front aspect, ceiling light point, wall mounted electric storage heater and built-in wardrobe with double doors.

Bathroom 5'10" x 5'5"

Obscured window to front aspect, ceiling light point, part tiled walls, wood effect flooring and a bathroom suite comprising: panelled bath with shower over, wall mounted wash hand basin and low level flush w.c.

Outside

Set in communal gardens with driveway leading to:

Garage En-Bloc

Numbered 9 and is the first garage located in the block to the right.

LEASE DETAILS

PLEASE NOTE: The agent understands the property is Leasehold but the vendor owns a share of the freehold interest in the building which would also be transferred on completion. 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.

Approx term remaining:- Currently 83 years (125 years from 25/03/1983) . We are advised that the property will have the benefit of an extended lease on completion of any sale.

Service Charge: - £210.00 per month (for the period 01/02/2025 to 28/02/2025)

The vendor has 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 Note:

We are advised by the vendor that the lease restricts the following:

- not to make any structural alterations or structural additions nor to erect any new buildings or remove any of the Landlord's fixtures and fittings to the premises without the prior written consent of the lessor





- not to underlet assign or transfer the whole of the demised premises unless contemporaneously with such underlease assignment or transfer the Underlessee Assignee or Transferee becomes a member of Cadell Court Management Co Ltd
- not to use the premises for any other purpose than of a private residence
- no clothes or other articles shall be hung or exposed outside the flat, no flower box, flower pot or object shall be placed outside the flat
- not dog cat or other animal shall be kept in the Flat without the written consent of the Lessor
- no external wireless or television aerial shall be erected
- no vehicle other than a private motorcar or private motorcycle shall be kept in the garage nor shall the garage be used for any other purpose than the parking of the same
- not park any vehicle so as to obstruct the roads garages or footpaths of the Development and in particular not to store or station any commercial vehicle caravan or trailer on the Development

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, 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 - SHARE OF FREEHOLD

The agent understands the property is Leasehold but the vendor owns a share of the freehold interest in the building which would also be transferred on completion. 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

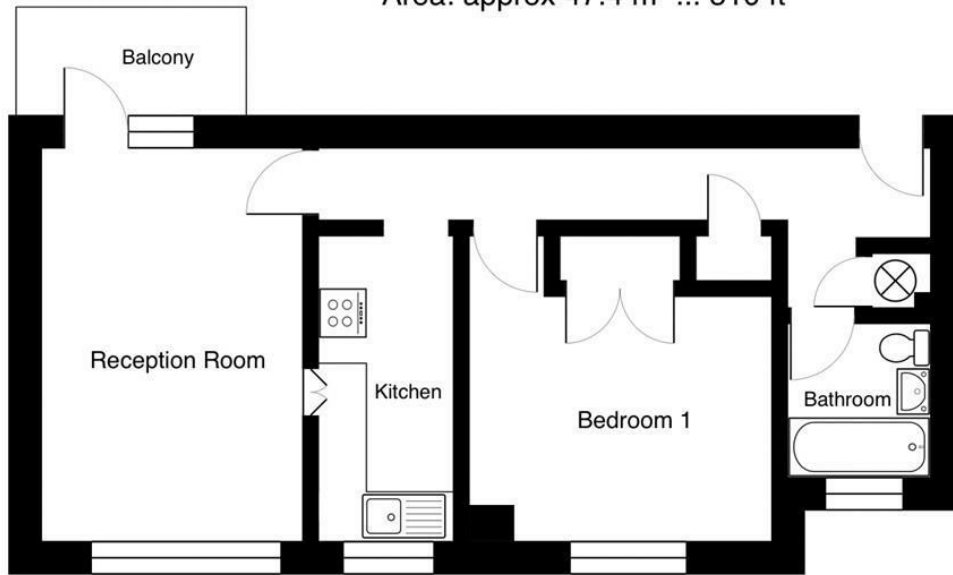
The vendor has informed us that the property is located within Birmingham City Council - Band A





Apartment

Area: approx 47.4 m² ... 510 ft²



Flat 9 Cadell Court, Cambridge Road,
Moseley, Birmingham.

Total Area: approx 47.4 m² ... 510 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.

