Rice Chamberlains
ESTATE AGENTS LLP



Apartment 24, The Hemisphere 31 The Boulevard

Edgbaston, Birmingham, B5 7SE

Offers In The Region Of £265,000

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Lovely two bedroom corner apartment located in the popular development of 'Hemisphere' in Edgbaston. Located just opposite Edgbaston Cricket ground and ideally positioned to make the most of all the local amenities including the MAC Theatre, Cannon Hill Park, Moseley Village, Harborne and close proximity to the City Centre and local transport links. In brief the accommodation on offer consists of; communal grounds, hallway, open plan living area with contemporary kitchen and views of the MAC, two bedrooms with bedroom one benefitting from en-suite shower room and a further apartment bathroom. Parking is located underground and is allocated to the apartment and also offers under floor heating. Energy Efficiency Rating B. To arrange your viewing of this contemporary apartment please call our Moseley office.







Approach
With front entrance door leading into:

Hallway
With Laminate wood effect floor covering, wall light point, door opening into useful storage cupboard and further doors providing access into bedroom one, bedroom two, bathroom and open plan living/kitchen.

Open Plan Living/Kitchen
23'0" x 11'6" maximum (7.02m x 3.51m maximum)

Living Area

With Laminate wood effect floor covering, two ceiling light points, double glazed UPVC window to the rear aspect and further double glazed sliding opening out to the balcony.

Kitchen Area

With a selection of wall and base units, black wrapped work surfaces, stainless steel sink with mixer tap over, integrated fridge/freezer, induction hob and in-built oven.

Bedroom One
8'11" x 15'10" maximum (2.73m x 4.85m maximum)

With Laminate wood effect floor covering, ceiling light point, double glazed window UPVC to the rear aspect, double door storage cupboard and further door opening into:

En Suite Shower Room
5'2" x 6'8" (1.58m x 2.04m)

With grey marble effect tiling to floor covering, white and beige tiling to wall covering, ceiling spotlights, ceramic sink with wall mounted mixer tap over, low flush WC and walk-in shower cubicle with overhead rainfall shower.

Bedroom Two
14'2" x 8'10" maximum (4.34m x 2.70m maximum)

With Laminate wood effect floor covering, ceiling light point, in-built wardrobe and double glazed UPVC window to the rear aspect.

Bathroom
7'7" x 6'6" maximum (2.32m x 2.00m maximum)

With beige tiling wall to floor covering, ceiling spotlights, ceramic sink with mixer tap over, low flush WC and bath with mixer tap over, wall mounted shower attachment and wall mounted shower curtain rail.

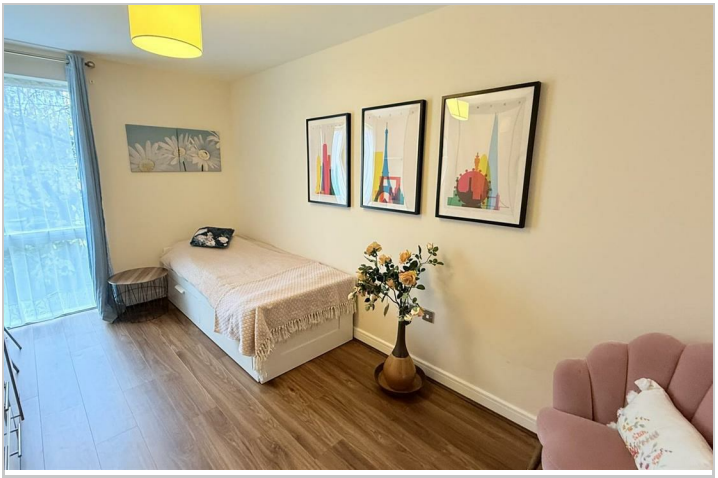
Balcony
Accessible via the living room, with glass panelled surround and wooden railing.

Tenure
We have been informed by our vendors the property is and that the lease term remaining is approximately 124 years, the ground rent is approximately £514 per annum and the service charges are approximately £5,512.88 per annum (subject to confirmation from your legal representative).

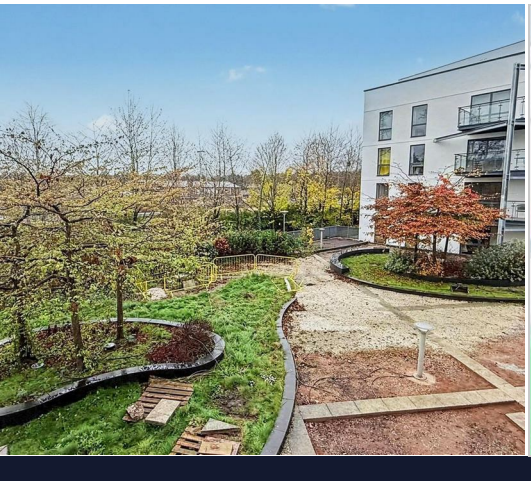
Council Tax Band
According to the Direct Gov website the Council Tax Band for The Hemisphere, The Boulevard, Edgbaston, Birmingham, B5 7SE is band D and the annual Council Tax amount is approximately £2,353.17 subject to confirmation from your legal representative.

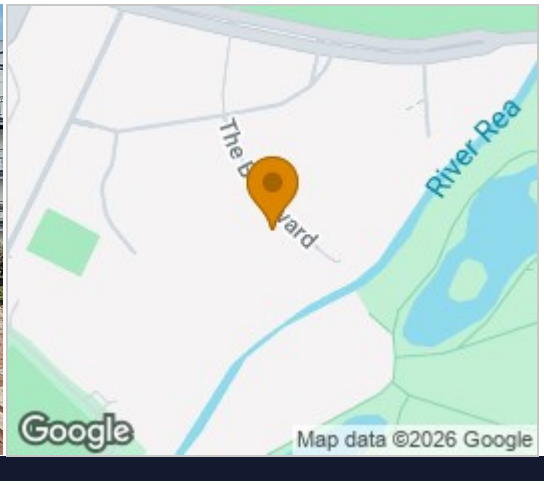


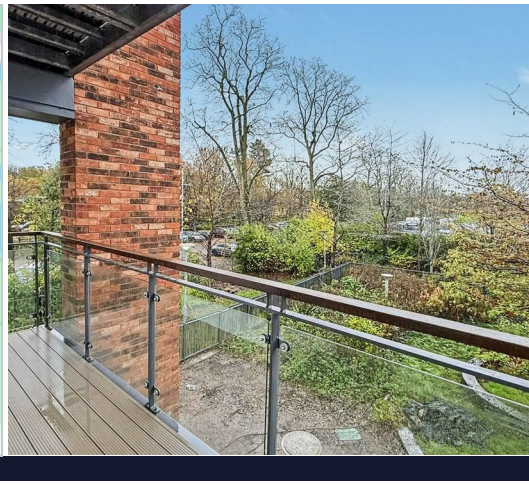












Floor Plan



NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.

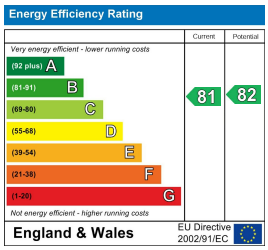
Viewing

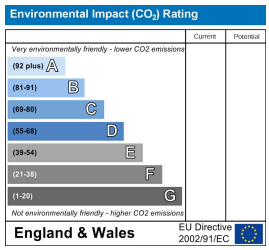
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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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