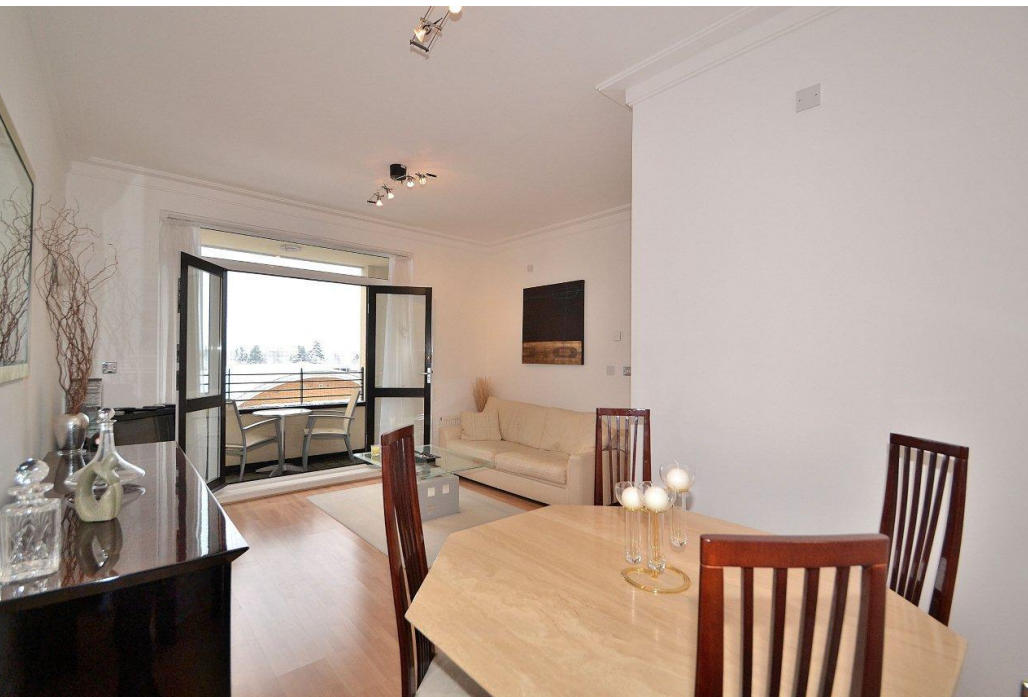




90 BRITANNIC PARK

YEW TREE ROAD, MOSELEY, BIRMINGHAM B13 8NQ

Robert  Powell
RESIDENTIAL SALES & LETTINGS



90 BRITANNIC PARK

£219,000

MOSELEY

A stylish third floor, two bed roomed apartment extending to some 756 sq.ft. and set in this well established and highly regarded development conveniently placed in a sought after residential location within Moseley.

Situation

Britannic House apartments is situated on Yew Tree Road in Moseley and is located only 3 miles to the south of Birmingham City Centre. Nearby Kings Heath has a vibrant High Street with excellent shopping facilities, whilst Moseley Village lies within a mile, with a choice of bars, restaurants, shopping, schools, and leisure facilities, making it one of Birmingham's most sought after suburbs. The nearby Cannon Hill Park offers vast areas of open space, a 5 acre woodland area, tennis courts, and lakes.

Description

Britannic House apartments were the former Britannic Assurance offices, bought and converted by Cala Homes in 1999. There are 113 apartments in total, set in lovely grounds and accessed from Yew Tree Road via electronically operated gates.

Apartment 90 is situated on the third floor of the development accessed via an impressive communal reception hall with concierge. There are three lifts within the building which provide access to all floors.

The Accommodation

The front door opens onto the reception hall, with laminate flooring, video entry phone and built in cupboard housing the central heating boiler, hot water tank and fuse box.

The kitchen is fitted with a range of base and wall mounted cupboards, Amtico tiled flooring, AEG oven and 4 ring halogen hob with an extractor fan over, Bosch integrated fridge/freezer, Electrolux integrated slimline dishwasher, Electrolux

washer/dryer, work surface areas inset with a one and a half bowl stainless steel sink unit with monobloc tap.

The living/dining room has laminate flooring with double glazed doors opening out onto the balcony providing wonderful outlying views beyond.

Bedroom 1 has two built in double wardrobes and is served by an en-suite bathroom. Bedroom 2 has a built in double wardrobe and double glazed door giving access out onto the balcony, whilst there is a separate shower room.

Car Parking

The apartment benefits from one allocated parking space within the under croft car park and there are also several communal visitor spaces.

Facilities

There is a residents' fitness centre with gymnasium, steam room, sauna, indoor swimming pool and jacuzzi. There is a concierge during daytime hours and comprehensive CCTV for added security.

General Information

Tenure: The property is understood to be leasehold with a term of 125 years extending from 1999. The current service charge is £1656 per half year and the ground rent is £50 per half year. The agent has not checked the legal documents to verify the Leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Council Tax: Band E

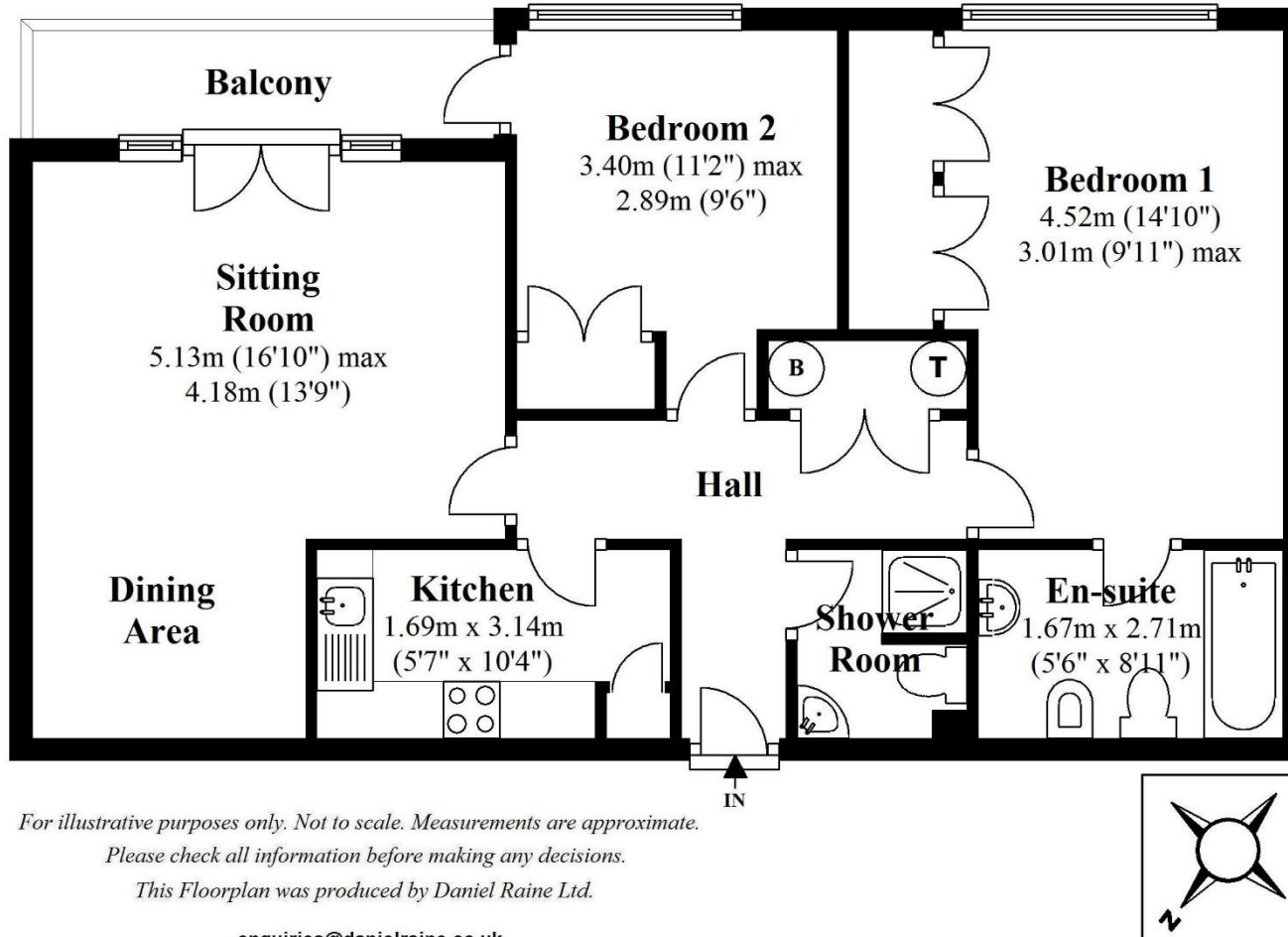
Published January 2024



To view this property call Robert Powell on **0121 454 6930**

Apartment 90

Approx. 70.2 sq. metres (756.1 sq. feet)



For illustrative purposes only. Not to scale. Measurements are approximate.

Please check all information before making any decisions.

This Floorplan was produced by Daniel Raine Ltd.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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