



Flat 28 Sorrento Court Wake Green Road

Moseley, Birmingham, B13 9HB

Offers Over £65,000



****LOVELY SUNNY ONE BEDROOM RETIREMENT APARTMENT LOCATED IN THE HEART OF MOSELEY WITH NO CHAIN!!**** Sorrento Court was originally built by McCarthy Stone developers and offers a modern and well maintained retirement development off the Wake Green Road in the heart of Moseley. Suitable for parties over 60 years of age (or a couple with one party over 60 and one over 55) this apartment is located close to all local amenities including coffee shops, bars, restaurants and shopping facilities and the newly opened Moseley Train Station. The accommodation briefly comprises; leafy communal gardens, lift and stair access to first and second floors, with flat found on the second floor, entrance hallway, living room, re-fitted kitchen, bedroom and fitted shower room. The development also offers House Manager, Residents lounge and Kitchen. Energy Efficiency Rating C. To arrange your viewing please contact our Moseley branch.



Approach

Approach this top floor one bedroom apartment via communal fore garden area via communal front entry door opening into communal hallway with access into day room, warden control, lift and stairs access to top floor and further front entry door opening into:

Hallway

With ceiling light point, wall mounted pull alarm system, door opening in to useful and spacious storage cupboard with electric fuse box and further door opening into:

Living Room

With ceiling light point, two wall mounted light points, decorative electric fireplace, wall mounted electric storage heater, ceiling mounted alarm pull cord, double glazed window giving views to the front aspect and obscured glazed double doors opening into:

Kitchen

7'7" (max) x 8'8" (max) (2.31 (max) x 2.64 (max))

With tiled floor covering and being fitted with a selection of matching wall and base units, tiling to splash back areas, ceiling light point, stainless steel

sink unit and drainer with mixer tap over, integrated electric oven, integrated four ring burner gas hob with chimney style extractor hood over, space facility for low level fridge, space facility for low level fridge/freezer and double glazed window overlooking the front aspect.

Bedroom

9'2" (max) x 13'7" (max) (2.79 (max) x 4.14 (max))

With wall mounted electric storage heater, two wall mounted light points, double glazed window overlooking the front aspect, ceiling mounted alarm pull cord and mirrored fronted integrated wardrobe.

Shower Room

5'6" x 6'8" (1.68 x 2.03)

With tiled flooring, push button low flush WC, walk-in double shower unit with wall mounted electric shower unit, wash hand basin set into vanity unit, tiling to walls, ceiling mounted spotlights, wall mounted strip light point and wall mounted electric heated towel rail.

Communal Gardens

With well maintained communal areas wrapping around the development with mature lawned areas

with a selection of decorative trees, plants and shrub.

Residents Laundry Room

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 95 years, the ground rent is approximately £566.02 per annum and the service charges are approximately £3,852.00 per annum (subject to confirmation from your legal representative).

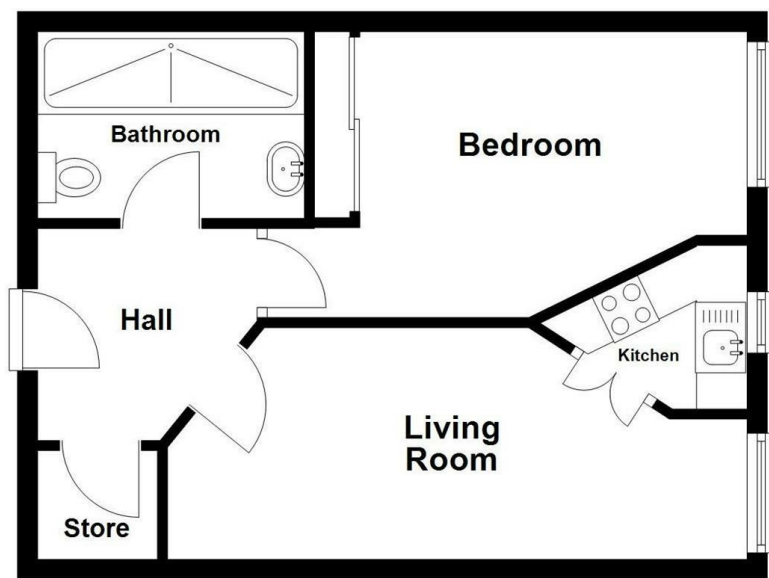
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 28 Sorrento Court, Wake Green Road, Moseley, Birmingham, West Midlands, B13 9HB is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.





Floor Plan

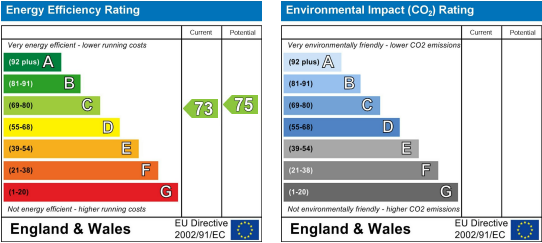


NOT to Scale
for Illustrative Purposes Only.

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.

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.