



## Flat 27 Sorrento Court Wake Green Road

Moseley, Birmingham, B13 9HB

Offers Over £60,000



**\*\*ONE BEDROOM RETIREMENT APARTMENT LOCATED IN PRIME MOSELEY LOCATION!\*\*** The property benefits from being south facing and has copious amounts of sunlight throughout the day. The property overlooks mature trees on Wake Green Road, and offers lovely views from the reception room. Sorrento Court was originally built by McCarthy Stone and offers a modern and well maintained retirement development off Wake Green Road in the heart of Moseley with the benefit of a Residents Lounge, residents kitchen space, laundry facilities, communal gardens and an ensuite Guest Room which can be booked by residents for their guests at a reasonable rate. The development also benefits from a House Manager and 24 hour emergency Appello call system. Suitable for persons over 60 years of age (or a couple with one person over 60 and one over 55) this apartment is located close to all local amenities including supermarkets, pharmacies, coffee shops, restaurants, GP practices and a dentist. There are very good bus connections to the City Centre and Kings Heath and the location boasts the upcoming Moseley train station. The accommodation briefly comprises: entrance hallway, living/dining room, kitchen, one bedroom, bathroom room and storage space. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office



### Approach

With front entry door opening in to:

### Hallway

L-Shaped Hallway

With two ceiling light points, access to electric meter, coat hanging space and doors providing access to the bedroom, living room, bathroom and further door opening in to:

### Storage Cupboard

3'5" x 4'7" (1.05m x 1.4m)

With carpet to floor covering, ceiling light point, shelved storage space and homing the water tank.

### Living Room

11'1" x 17'8" x 8'10" (3.38m x 5.39m x 2.7m)

Slight L-Shaped Room

With carpet to floor covering, ceiling light point, two wall light points, new modern high specification storage heater with variable heat output and 7 day timer controls, double glazed PVC windows to the front aspect and double doors with internal opaque windows opening in to:

### Kitchen

5'8" x 8'11" (1.73m x 2.73m)

With Lino to floor covering, beige tiling to wall covering and splash backs, ceiling strip light, a selection of wall and base units with drawers, wrapped work surfaces, induction hob with extractor fan over, integrated oven and grill, space facility for under counter fridge/freezer and double glazed PVC window to the front aspect.

### Bedroom

15'7" x 8'10" (4.75m x 2.7m)

With carpet to floor covering, ceiling light point, two wall light points, electric radiator, integrated wardrobe providing; clothes hanging, shelving and further storage space and double glazed PVC windows to the front and side aspect.

### Bathroom/Shower Room

6'10" x 5'9" (2.09m x 1.76m)

With carpet to floor covering, beige tiling to wall covering, wall mounted light beam, wall mounted low flush WC with in-built shelving, sink in basin with separate hot & cold taps over and storage space under, wall mounted mirror, walk-in shower with Triton power shower over and extractor fan.

### Council Tax

According to the Direct Gov website the Council Tax Band for 27 Sorrento Court, Wake Green Road, Moseley, Birmingham, B13 9HB is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 96 years, the ground rent is approximately £283 per 6 months and the service charges are approximately £2,342 per 6 months (subject to confirmation from your legal representative).



