Rice Chamberlains
ESTATE AGENTS LLP

# 96 Britannic Park 15 Yew Tree Road

**Moseley, Birmingham, B13 8NF**

**£1,400 Per Month**

2 2 1 C

****UNIQUE TWO BEDROOM APARTMENT WITH A STUNNING GARDEN**POOL AND GYM!! ** We are delighted to present this beautifully presented, two bedroom, ground floor apartment with a private garden located in this much-sought after development in the heart of Moseley. The development itself offers superb on-site facilities including a residents gym and residents in-door heated pool. Being ideally located for access into Moseley and Kings Heath shopping centres and also for access to the nearby City Centre, QE Hospital, Cannon Hill Park, Edgbaston cricket Ground and MAC theatre the accommodation offered briefly comprises; secure gated parking with one allocated parking bay and potential to rent a second, on-site concierge service, lift access, entrance hallway with a large storage cupboard, bright and airy living / kitchen/ dining room with access into a large, superb private garden with a side gate access, bedroom one with en-suite and built in storage along with access into the garden, second double bedroom with a Jack and Gill style access into the main bathroom. Energy Efficiency Rating C. To arrange your viewing of this lovely apartment please call our Lettings Team. **DON'T MISS OUT!****

## Floor Plan

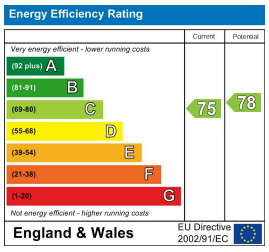
## Viewing

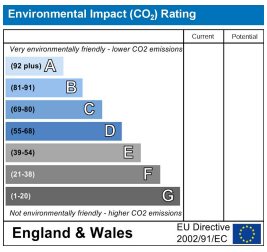
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## 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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk