



smarthomes

## Brandon Court

Wake Green Road, Moseley

- A Well Presented First Floor Apartment
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Jack & Jill En Suite Bathroom
- Allocated Parking Space
- No Upward Chain

**£150,000**

Current EPC Rating 77 (C)  
Current Council Tax Band A







## Property Description

A well presented purpose built two bedroom first floor apartment situated within a modern complex and benefiting from spacious lounge, fitted kitchen, jack & jill en suite bathroom, allocated parking, double glazing, gas central heating and offered with no upward chain

### Tenure

We are advised by the vendor that the property is leasehold with approx. 104 years remaining on the lease, a service charge of approx. £1562 per annum and a ground rent of approx. £175 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Vendor  
Current council tax band – A







## Rooms & Measurements

Entrance Hall

Spacious Lounge to Front

5.08m x 3.61m (16'8" x 11'10" (into bay) narrowing to 10'0"

Modern Fitted Kitchen

2.21m x 2.26m (7'3" x 7'5")

Master Bedroom

2.74m x 3.23m (9'0" x 10'7") (widening to 12' 10")

Jack & Jill En Suite

Bedroom Two to Rear

2.26m x 2.9m (7'5" x 9'6")



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.