

Flat 11 Moseley Central 126 Alcester Road

Moseley, Birmingham, B13 8EQ

Auction Guide £155,000



***SOLD VIA AUCTION** STUNNING TWO BEDROOM APARTMENT IN THE HEART OF MOSELEY!* We are delighted to offer to the market this two bedroom apartment located in the heart of Moseley. *TENANTS IN SITU* This contemporary apartment offers all the refinements of a new build property including; contemporary kitchen with fully integrated appliances, open plan living room to kitchen, bedroom one with En-suite and second bedroom and the added benefit of an underground allocated parking space and no upward chain. Energy Efficiency Rating B.**

Approach

This first floor two bedroom apartment is approached via a security intercom door leading to communal hallway with stairs and lift access to the second floor with front entry door opening into:

Hallway

With laminate wood effect floor covering, wall mounted electric radiator, ceiling spotlight points, door opening into storage cupboard housing the water tank, heating system, humidifier system, electric fuse box and washing machine and doors opening into:

Open Plan Living and Kitchen

21'7" x 10'0" (6.60 x 3.07)

With laminate wood effect floor covering, two ceiling light point to living area, ceiling mounted spotlight points to kitchen area, double glazed window to the side aspect, floor to ceiling double glazed window to the rear aspect and wall mounted intercom system. Kitchen area offering a selection of matching wall and base units with integrated over, four ring ceramic electric hob with extractor over, integrated fridge and freezer, integrated dishwasher, sink and drainer unit with mixer tap over and tiling to splash back areas,

Bedroom One

10'5" x 11'5" (3.20 x 3.50)

With floor to ceiling double glazed window to the rear aspect, ceiling light point and wall mounted electric radiator.

Bedroom Two

14'5" (max) x 10'9" (min) x 9'5" (max) (4.41 (max) x 3.30 (min) x 2.88 (max))

With a floor to ceiling double glazed window to the rear aspect, wall mounted electric radiator, ceiling light point and door opening into:

En-Suite

3'10" x 6'10" (1.19 x 2.09)

With tiled flooring, walk-in double shower cubicle with mains power shower and rainfall attachment over, ceiling mounted extractor fan, ceiling spotlight points, heated towel rail low flush WC, wash hand basin in vanity unit with mixer tap over, wall mounted shaver point and tiling to walls.

Bathroom

6'10" x 5'6" (2.09 x 1.69)

With tiled flooring, tiling to walls, ceiling mounted extractor fan, ceiling spotlight points, wash hand basin in vanity unit with mixer tap over, low flush WC, wall mounted electric shaving point, bath with mixer tap over and mains power shower over and heated towel rail.

Parking

With a secure underground allocated parking space.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 145 years, the ground rent is approximately £210.00 per annum and the service charges are approximately £2,575.00 per annum (subject to confirmation from your legal representative).

Council Tax

According to the Direct Gov website the Council Tax Band for Moseley Central, Alcester Road, Moseley, Birmingham, B13 8EQ is band D and the annual Council Tax amount is approximately ££1,808.26 subject to confirmation from your legal representative.

Pattinson Auction

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

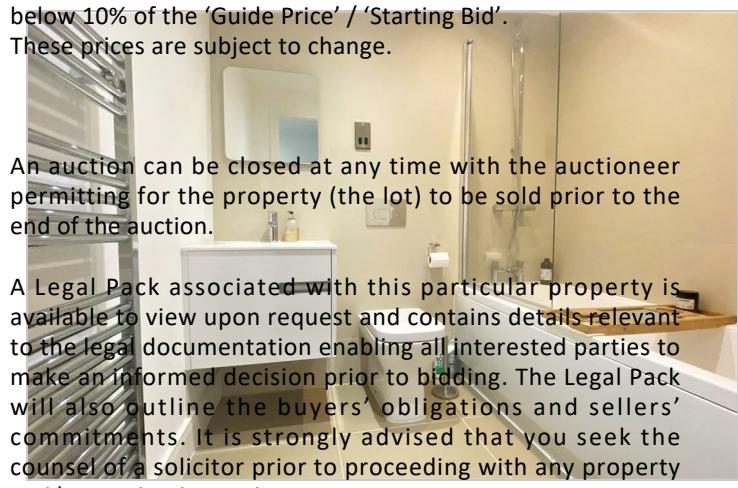
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

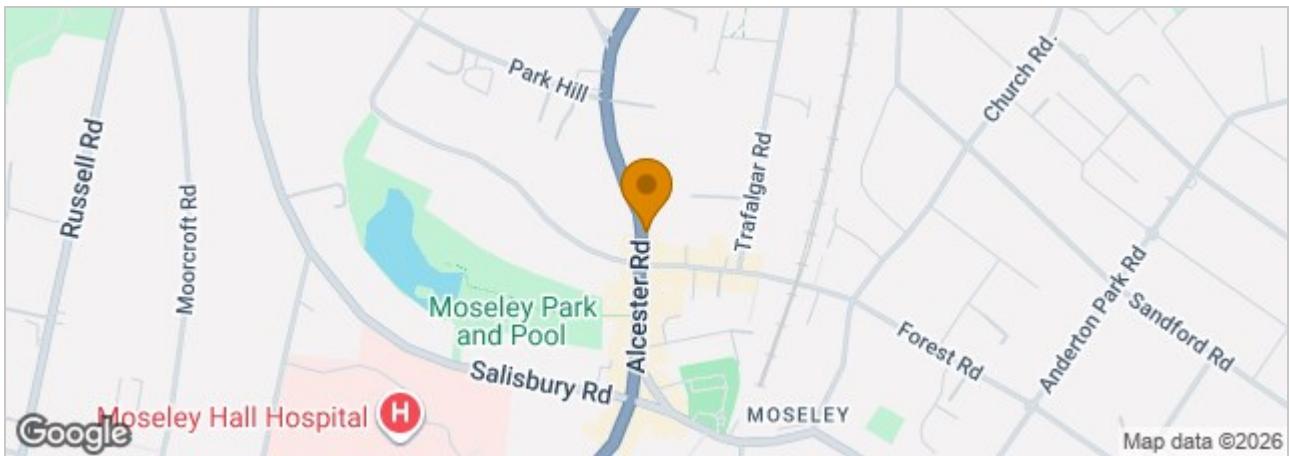
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.



An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.





Floor Plan

Moseley Central
For Illustrative purposes only, NOT to scale.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.