



Apartment 6 Lincoln House Chantry Road

Moseley, Birmingham, B13 8DH

Guide Price £240,000



****TWO BEDROOM APARTMENT IN THE POPULAR CHANTRY ROAD IN MOSELEY!!**** *Extended Lease and Peppercorn Ground Rent* Well presented two bedroom Apartment flat in the leafy Chantry Road, Moseley offering excellent access to nearby Moseley Village with all of it's associated amenities including coffee shops, cafes, restaurants, bars, shopping facilities, local schools, transport links to the City Centre, and Moseley Train Station, which is currently being developed to be opening soon. The property benefits from double glazing, electric heating and views of Moseley Private Park and the accommodation briefly consists of; communal gardens and parking, communal entrance, hallway, open plan living area / kitchen, shower room and two bedrooms with one bedroom benefiting from an En-suite bathroom. The property also offers one allocated parking space. Energy Efficiency Rating C. To fully appreciate the accommodation on offer please contact our Moseley office.



Approach

This two bedroom, first floor property is approached via a tarmac driveway with one allocated parking space leading to communal door into communal hallway with stairs rising to the first floor accommodation and front entrance wooden door opening into:

Hallway

With front entry door from communal hallway, wall mounted electric storage heater, wall mounted video intercom system, two ceiling light points, wall mounted fuse box and door opening into rooms.

Living Room

14'1" max x 11'0" max (4.31 max x 3.37 max)

With double glazed doors opening onto Juliette balcony, double glazed windows to the side aspect, two ceiling light points, wall mounted electric storage heater and open walkway through to:

Kitchen

7'1" max x 9'6" max (2.17 max x 2.92 max)

With double glazed window overlooking the side aspect, a selection of wall and base units with work surface over incorporating sink and drainer with mixer tap over, 'Prima' cooker, induction hob and extractor, dishwasher, built-in fridge and freezer and space for washing machine and ceiling light point.

Shower Room

5'3" max x 7'1" max (1.62 max x 2.16 max)

With tiled flooring, push button low flush WC, wash hand basin on pedestal, walk-in shower unit with 'Triton' electric shower attachment over, tiling to splash back areas, wall mounted heated towel rail, ceiling light point and ceiling mounted extractor fan.

Bedroom One

11'6" x 10'1" min 15'3" max (3.51 x 3.09 min 4.66 max)

With two ceiling light points, wall mounted electric radiator, double glazed window to the side aspect, double glazed window to the front aspect, double door opening into wardrobe area and further door opening into:

En-Suite

6'7" max 8'1" max (2.01 max 2.48 max)

With tiled flooring, tiled splash back areas, double glazed obscured window to the side aspect, ceiling light point, ceiling mounted extractor fan, low flush push button WC, corner bath with two taps over and wall mounted mains power shower over, wash hand basin on pedestal and further door opening into cupboard housing water tank

Bedroom Two

7'1" x 12'0" (2.18 x 3.67)

With double glazed window overlooking the rear aspect with views over Moseley's private park, ceiling light point and electric radiator.

Communal Gardens

With mature lawned area and flowerbeds to borders.

Tenure

We have been informed by our vendors the property is Leasehold. PLEASE NOTE the current owner is in the process of extending the lease which will add a further 90 years onto the current lease term, bringing it to 222 years on the lease. The ground rent will also be a peppercorn amount once the lease has been extended, which is imminent. (subject to confirmation from your legal representative). The service charges are approximately £2,010.34 per

annum (subject to confirmation from your legal representative).

Council Tax Band

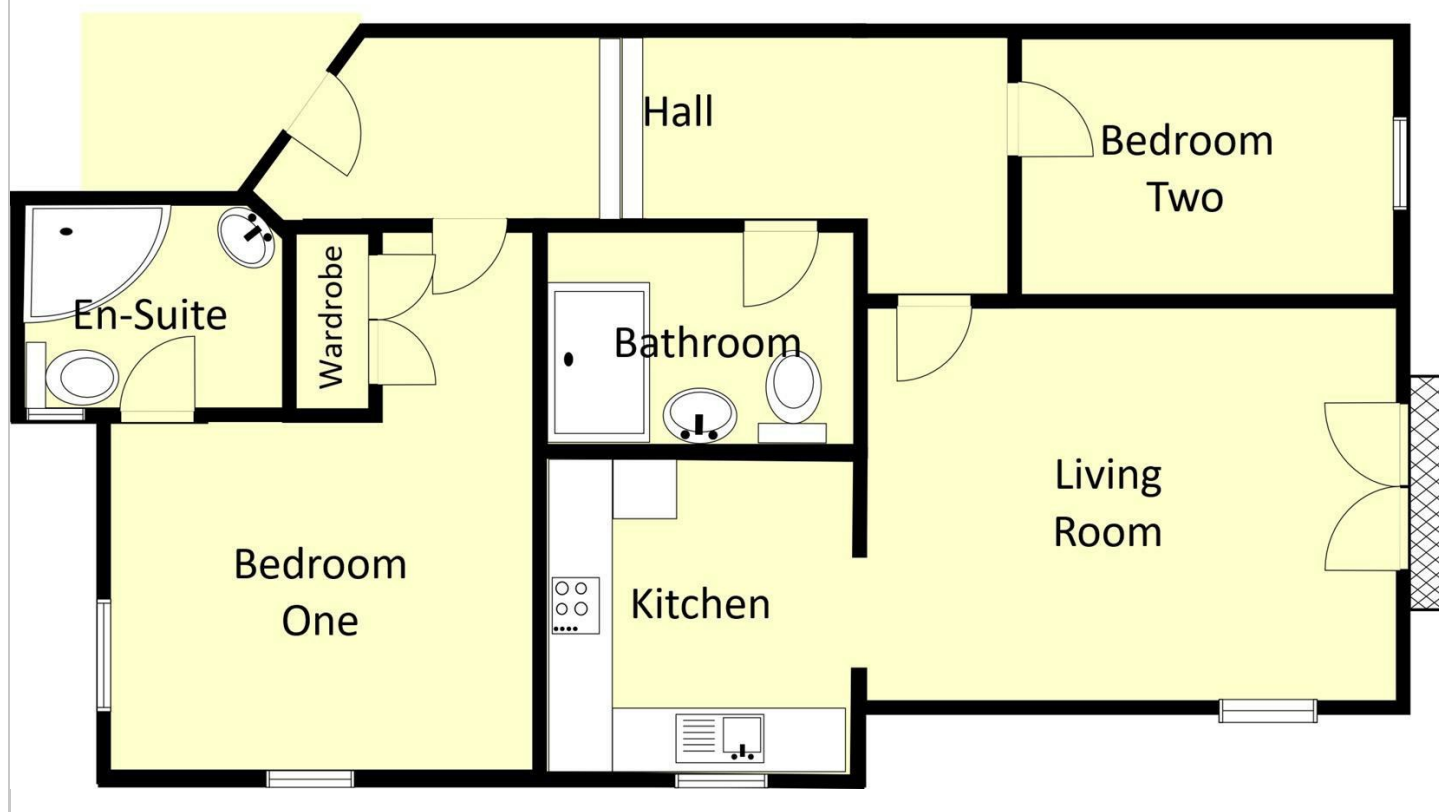
According to the Direct Gov website the Council Tax Band for Apartment 6, Lincoln House, Chantry Road, Moseley, Birmingham, B13 8DH is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.





Floor Plan

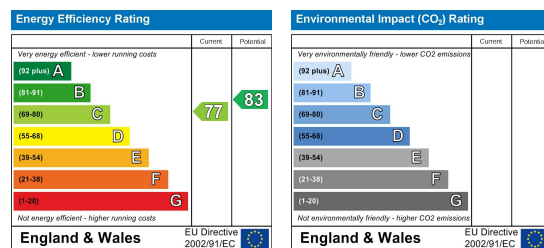
Lincoln House For Illustrative purposes only, NOT to scale.



Viewing

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

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.