



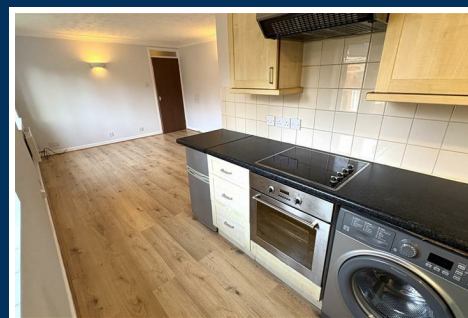
Flat 7, Victoria Court Admiral Place

Moseley, Birmingham, B13 8BQ

Offers In The Region Of £110,000



We are delighted to offer to the market this lovely one bedroom, first floor flat in the prime Moseley location off Trafalgar Road. Offering no upward chain and ideally located for all that Moseley has to offer including coffee shops, bars, restaurants, shopping facilities and Moseley private park and pool, community hub and good transport links to surrounding areas and the City Centre. Benefiting from double glazing, electric heating and communal parking the accommodation briefly consists of; communal hallway, entrance hallway, one double bedroom, apartment bathroom and bright dining/living area with kitchen. The flat also comes with its own allocated parking space. Energy Efficiency Rating D. To appreciate the property in full, please arrange your viewing via the Moseley office.



Approach

This one bedroom apartment is approached via wooden front entry door opening into:

Hallway

With wooden effect laminate flooring, ceiling light point, loft access with storage, wall mounted intercom system and doors opening into:

Bedroom

13'11" x 8'5" (4.25 x 2.59)

With two wall mounted light points, wall mounted electric radiator and double glazed windows to the front aspect.

Open Plan Living and Kitchen

11'8" x 21'9" x 13'3" x 5'7" (3.57 x 6.65 x 4.05 x 1.72)

Living area with continued laminate flooring, two wall mounted light points, double glazed window to the front aspect, wall mounted electric radiator, door opening into bathroom and walkway into kitchen area. With double glazed window to the front aspect, wall mounted light point, wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over, tiling to splash backs, built-in oven and hob with extractor over, space facility for washing machine and small under counter fridge freezer and continued laminate to flooring.

Bathroom

5'8" x 6'1" x 8'11" (1.75 x 1.86 x 2.74)

With continued laminate to flooring, recessed spots to ceiling, panel bath with electric Triton shower over and hot and cold taps, sink on pedestal with mixer tap over, low flush push button WC, double glazed opaque window to the the side aspect, extractor fan,

tiling to splash backs and door opening into airing cupboard housing the water tank.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 92 years, the ground rent and service charge is £1009.00 per annum (subject to confirmation from your legal representative).

Council Tax

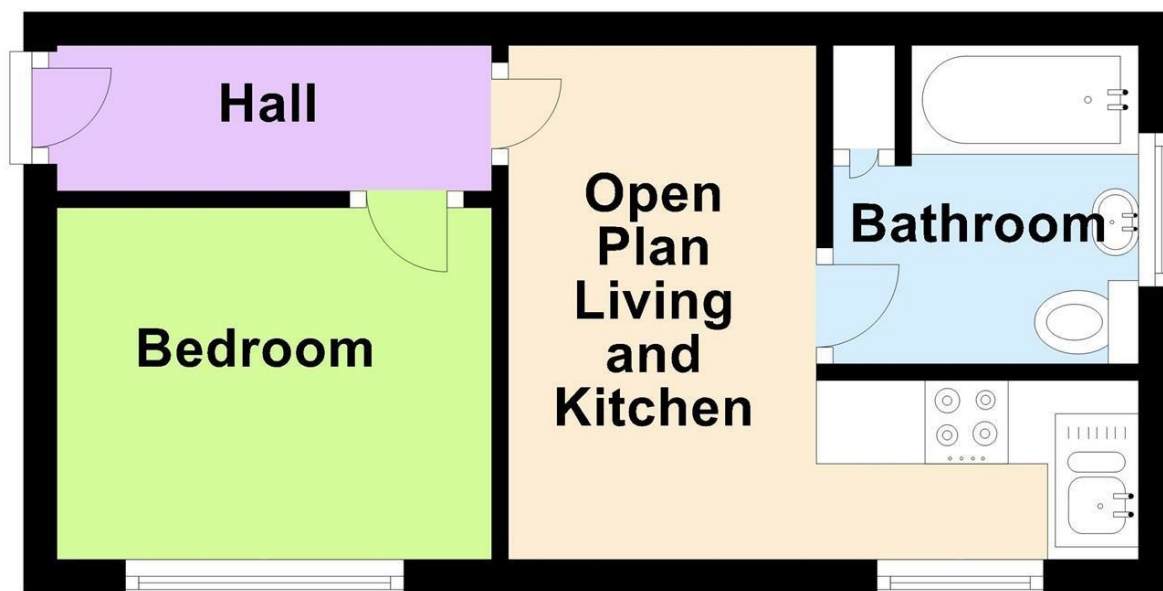
According to the Direct Gov website the Council Tax Band for Flat 7, Victoria Court, Admiral Place, Moseley, Birmingham, West Midlands, B13 8BQ is band A and the annual Council Tax amount is approximately £1,389.17 subject to confirmation from your legal representative.





Floor Plan

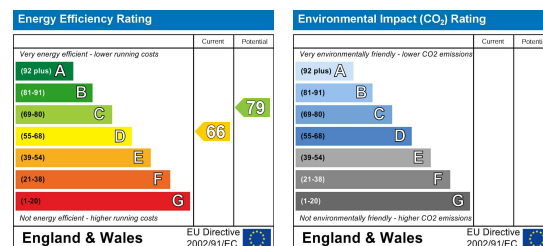
Victoria Court- NOT TO SCALE - For illustrative purposes only



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.