Rice Chamberlains ESTATE AGENTS LLP



Apartment 1, 4 Harlequin Drive

Moseley, Birmingham, B13 8NU

Offers In The Region Of £200,000

2 | 2 | 1 | C





GORGEOUS TWO BEDROOM GROUND FLOOR APARTMENT IN PREMIUM MOSELEY LOCATION!

We are pleased to present this delightful two bedroom, ground floor apartment with its own private access just off Moor Green Lane in Moseley. The location benefits from green spaces and is ideally situated to local amenities such as cafes, shops, community hubs and useful transport routes into the city, with the new Train Station due to open soon! The property itself comprises with private front door leading to the apartment hallway which allows access to the spacious living room, sleek kitchen, two bedrooms, one complimented with an en-suite and an apartment bedroom. To truly appreciate this apartment, call our Moseley office for your viewing!







Appraoch

This ground floor two bedroom apartment is approached via a block paved pathway leading up to a double glazed front entry door with opening into:

Hallway

With laminate parquet flooring, a central heating radiator, ceiling light point, door opening into storage cupboard providing useful storage and doors opening into:

Living Room

11'1" x 19'10" x 13'3" (3.38 x 6.06 x 4.05)

With engineered effect parquet flooring, two double glazed windows giving views to the front aspects of the property, two ceiling .light points, two central heating radiator and an open archway leading into the kitchen.

Kitchen

13'1" x 5'9" (4.01 x 1.76)

With tiled flooring, ceiling spotlights, double glazed window to the rear aspect, central heating radiator, wall and base units with work surfaces over with integrated gas hob with extractor over, integrated oven and grill, storage cupboard housing the water tank, tiling to splash backs, space for fridge freezer and integrated washing machine.

Bedroom One

11'0" to front of wardrobes x 10'3" (3.37 to front of wardrobes x 3.13)

With a selection of built in walk-in wardrobes, central heating radiator, double glazed window giving views to the rear aspects of the property and door opening into:

En-Suite

5'5" x 6'7" (1.67 x 2.02)

With ceiling light point, extractor fan, central heating towel radiator, low flush WC, wall mounted wash hand basin with hot and cold mixer tap and storage below, walk-in shower cubicle with mains powered shower over, tiling to splash backs and shaver point.

Bedroom Two

7'10" x 11'1" (2.40 x 3.38)

With central heating radiator, ceiling light point and double glazed window giving views to the front aspects of the property.

Bathroom

6'4" x 5'4" (1.94 x 1.64)

With tiled flooring, tiling to walls, wall mounted heated towel radiator, low flush WC, wall mounted wash hand basin with hot and cold mixer tap, bath with hot and cold mixer tap and hand held shower over and shaver point.

Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 104 years, the ground rent is approximately £150.00 per annum and the service charge is £1,600.00 per annum (subject to confirmation from your legal representative.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Apartment 1, 4 Harlequin Drive, B13 8NU, is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.

Garage

Brick built Garage for useful storage















Floor Plan



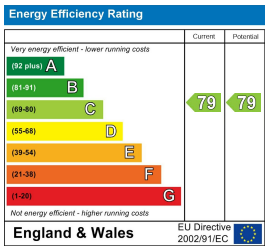
Viewing

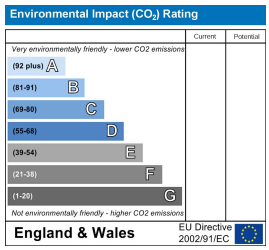
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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