Rice Chamberlains
ESTATE AGENTS LLP



Apt 9 Darwin House The Academy 53 Wake Green Road

Moseley, Birmingham, B13 9HW

Offers Over £140,000

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***LOVELY ONE BEDROOM APARTMENT WITH NO CHAIN* We are pleased to offer this impressive top floor one bedroom apartment located in this prestigious gated development off the Wake Green Road in Moseley. Offering excellent access to the popular Moseley Village located within easy reach of all of it's associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The accommodation on offer briefly comprises; gated grounds with secure allocated underground parking space, communal entrance, entrance hallway, lift access, good size lounge with contemporary kitchen off with integrated appliances, bathroom, and bedroom. The property further benefits from double glazing, electric heating and no upward chain. Energy Efficiency Rating TBD. To arrange your viewing please call our Moseley office to fully appreciate the accommodation on offer.**







Approach
The property is accessed by a wooden, secure communal door, with stairs leading to communal hallway leading into wooden flat door.

Hallway
With laminate wood effect flooring, recessed spots to ceiling, wall mounted intercom system, wall mounted electric heater, door opening into storage cupboard housing the water tank and further doors opening into:

Bedroom
10'4" x 8'2" (3.17 x 2.49)
With continued laminate to flooring, recessed spots to ceiling, wall mounted electric heater, built-in wardrobes and double glazed window to the side aspect.

Bathroom
7'4" x 4'7" (2.26 x 1.40)
With recessed spots to ceiling, lino to flooring, tiling to walls, extractor fan, low level push button WC, wall hung wash hand basin with mixer tap over, panel bath with hot and cold mixer tap and shower over and wall mounted electric heater.

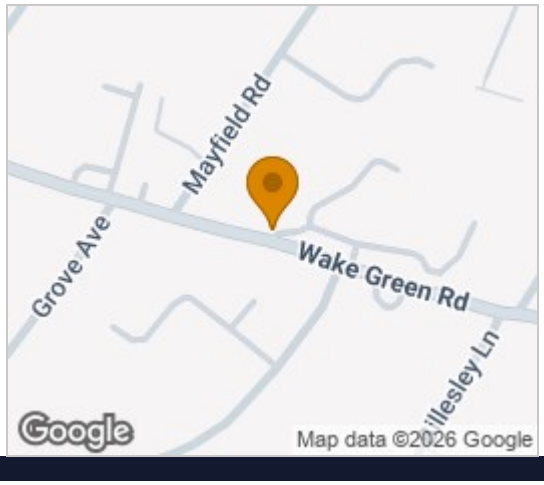
Open Plan Kitchen/Living an Dining Room
16'6" x 10'5" x 23'1" x 9'4" (5.05 x 3.20 x 7.05 x 2.86)
With continued laminate wood effect flooring, recessed spots to ceiling, double glazed windows to the side and rear aspects and wall mounted electric heater. Kitchen with a selection of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over, integrated oven and hob with stainless steel splash back and stainless steel extractor fan over, integrated fridge and freezer, integrated dishwasher and space for washing machine.

Tenure Details
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 127 years, the ground rent is a peppercorn per annum and the service charges are approximately £2,591.52 per annum (subject to confirmation from your legal representative

Council Tax Band
According to the Direct Gov website the Council Tax Band for Darwin House, Wake Green Road, Moseley, Birmingham, B13 9HW is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.







Floor Plan

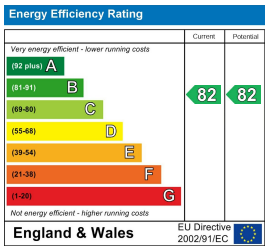


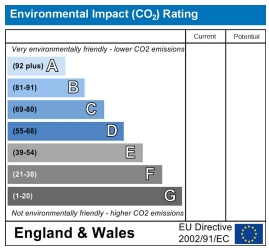
NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.

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





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.

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