



## Flat 29 Sorrento Court Wake Green Road

Moseley, Birmingham, B13 9HB

Auction Guide £40,000





**\*\*ONE BEDROOM RETIREMENT APARTMENT IN THE HEART OF MOSELEY WITH NO CHAIN!! \*\*** We are delighted to offer to the market this one bedroom second floor retirement apartment in the popular Sorrento Court development close to Moseley Village. The development was originally built by McCarthy Stone developers and offers a modern and well maintained retirement development off the Wake Green Road in Moseley. Suitable for parties over 60 years of age (or a couple with one party over 60 and one over 55) this lovely apartment offers good access via stairs or lift to all the amenities in the building such as the reception and the 'day room' and laundry room. In brief the accommodation on offer consists of; leafy communal gardens, entrance hallway, living room with fitted kitchen, one bedroom with a fitted wardrobe and a shower room. The development also offers a full time house warden and apartment security, the property also benefits from no upward chain. The property location has the advantage of close by amenities like M&S, independent cafes, Moseley park, as well as transport routes. Energy Efficiency Rating B. To arrange your viewing please contact our Moseley branch on; 0121 442 4040 or alternatively please feel free to visit our website for further details; [www.ricechamberlains.co.uk](http://www.ricechamberlains.co.uk)



### Approach

The property is approached via a communal secure front entry door opening into:

### Communal Hallway

With the house managers office. residents lounge and kitchen, laundry room and visitor/guest room, stairs and lift access and wooden front entry door opening into:

### Hallway

storage cupboard 6'3" x 3'1" (storage cupboard 1.93 x 0.94)

With storage cupboard housing electric meter, healthcare emergency alarm, ceiling light point, door opening into storage cupboard with ceiling light point and water tank. and further doors opening into:

### Living Room

10'6" x 19'6" (3.22 x 5.96)

With wall mounted light points, wall mounted electric heater, decorative fireplace with marble effect surround and wooden mantle piece, double glazed window to the front aspect and double doors opening into:

### Kitchen

7'7" x 8'5" x 7'3" (2.32 x 2.57 x 2.23)

With two ceiling light points, wall and base units, space for under counter fridge and freezer, space for dishwasher, tiled splash backs, integrated over with integrated electric hob with extractor over, vinyl flooring and double glazed window to the front aspect.

### Bedroom

9'3" x 13'7" (2.83 x 4.16)

With wall mounted light points, wall mounted electric radiator, built-in wardrobe and double glazed windows to the front and side aspects.

### Shower Room

6'10" x 5'6" (2.10 x 1.70)

With wall mounted light point, extractor fan, walk-in shower with electric shower over, wash hand basin, low flush WC, tiling to walls and vinyl flooring.

### Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 97 years, the ground rent is approximately £566.08 per annum and the service charges are approximately £4139.98 per annum (subject to confirmation from your legal representative).

### Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a

minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

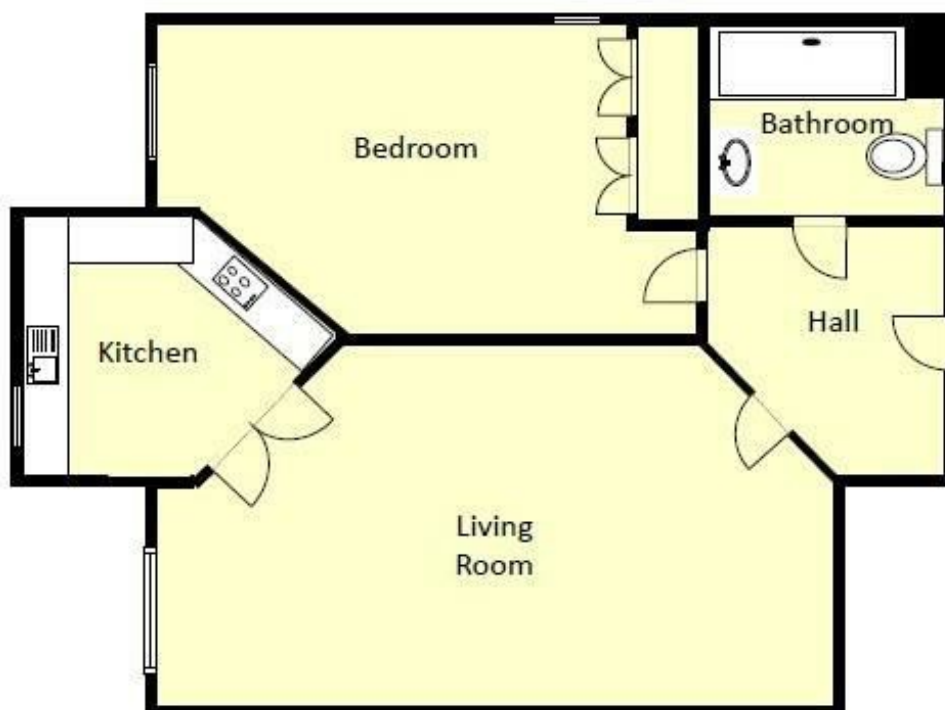
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





## Floor Plan

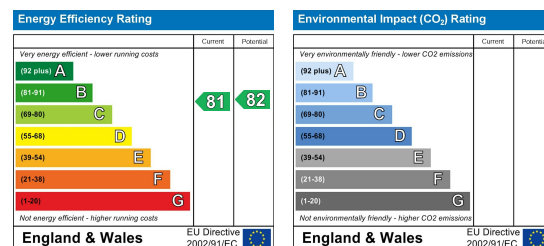
**Sorrento Court**  
For illustrative purposes only, NOT to scale.



## 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



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.