



## 80 St. Marys Row

Moseley, Birmingham, B13 9EF

Offers Over £190,000



**\*STUNNING TWO BEDROOM MODERN APARTMENT IN THE HEART OF MOSELEY, CLOSE TO THE NEW MOSELEY TRAIN STATION\*** Ideally located, this immaculate apartment benefits from all of Moseley's delightful amenities, ranging from cafes, restaurants, grocers, pharmacies, and Moseley Private Park and Pool. The property is also just a stones throw away from the new Moseley Village Train Station providing access to Birmingham City Centre in 10 minutes, making it perfectly situated for transport routes throughout the city. In brief, this property comprises of secure block access, elevator access, well-maintained communal space, with outdoor patio area, two bedrooms, a fitted bathroom, open plan lounge and kitchen with integrated appliances and sash windows. The Energy efficiency rating is B. Call our Moseley office for a viewing today!



### Approach

The property is approached via a communal area leading into communal hallway with stairs giving rise to the first floor accommodation leading to a front entry door opening onto:

### Hallway

With laminate flooring, central heating radiator, ceiling spotlights doors opening into two storage cupboards one housing the Vaillant combination boiler, wall mounted intercom system and doors opening into:

### Kitchen/Living Room

11'6" x 25'8" (3.51 x 7.84)

With continued laminate to flooring, two central heating radiators, three double glazed sash window to the front aspect and ceiling spotlights. Kitchen area with ceiling spotlights, wall and base units with marble effect work surfaces over, integrated cooker and hob with extractor over, stainless steel one and a half bowl sink and drainer with mixer tap over, built-in fridge freezer, space for washing machine and built-in primer dishwasher.

### Bedroom One

13'8" x 10'3" max (4.18 x 3.13 max )

With ceiling spotlights, double glazed window to the rear aspect and central heating radiator.

### Bedroom Two

12'0" x 7'11" (3.66 x 2.43)

With double glazed window to the rear aspect, ceiling spotlight point and central heating radiator.

### Bathroom

8'2" x 5'6" (2.50 x 1.70)

With panel bath with mixer tap over and shower above, wash hand basin in built-in unit with mixer tap over, low flush WC, tiling to flooring, tiling to splash backs, wall mounted extractor fan, ceiling light point and central heating towel rail.

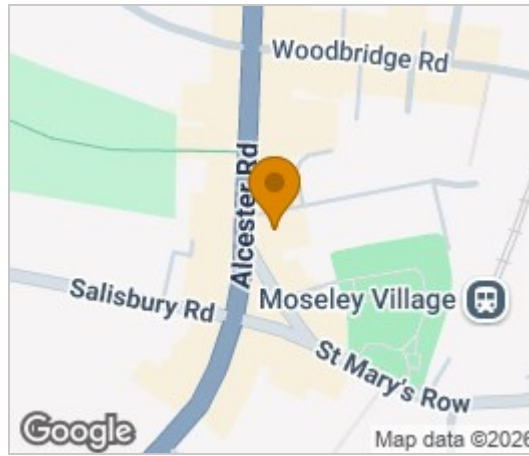
### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 144 years, the ground rent is approximately £150 per annum and the service charges are approximately £3,100 per annum (subject to confirmation from your legal representative).

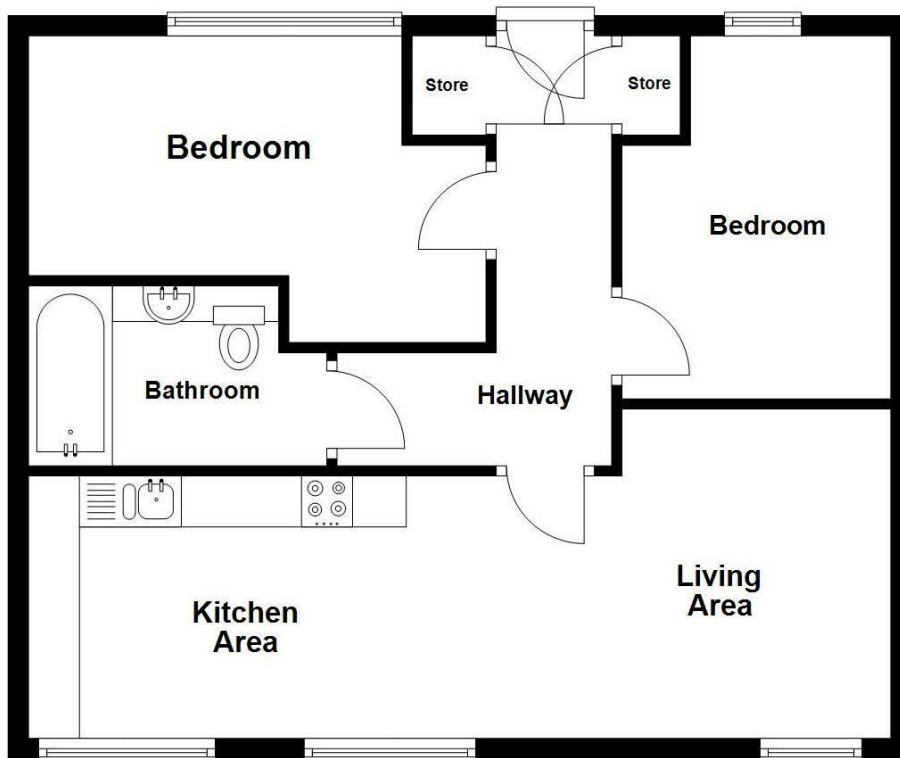
### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 1, 80 St. Marys Row Moseley, Birmingham, West Midlands, B13 9EF is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.





## Floor Plan

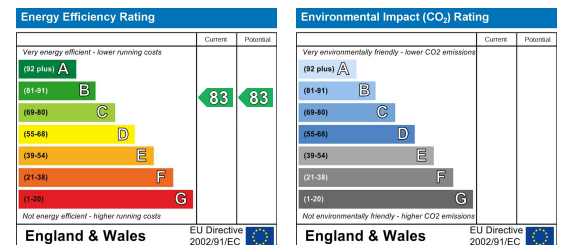


NOT to Scale  
for Illustrative Purposes Only.

## 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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