



## Britannic Park, Yew Tree Road

Moseley, Birmingham, B13 8NF

- First Floor Apartment
- Two Double Bedrooms
- Views From Rear Balcony
- En Suite & Family Bathroom

**Offers In Region Of**

**£209,950**

EPC Rating '82'





## Property Description

This first floor apartment is set in a purpose built unique apartment block in a highly sought after location benefitting from secure gated parking and elevator to all floors and balcony. The development itself contains a private leisure club comprising gym and swimming pool complex, the main entrance has security gates, daytime concierge and night security, underground parking with video surveillance to all points and landscaped gardens. A security entry system gives access to the communal entrance with access to the apartment via the stairs or lift.





### **Reception Hall**

Having cupboard housing the central heating boiler, store cupboard with window and doors leading off to

### **Lounge**

17' 4" x 9' 10" (5.3m x 3.0m) A spacious lounge having a double glazed window to the rear with double glazed double doors opening onto the balcony, ceiling light point and central heating radiator.



### **Kitchen**

Having a range of modern white base and eye level units incorporating a sink and drainer unit with mixer tap, built-in electric oven with hob and extractor over, plumbing for a washing machine and fridge freezer.

### **Bedroom One**

Having a double glazed window and double glazed doors opening to the balcony, ceiling light point, central heating radiator and a built-in wardrobe.



### **En Suite Shower**

### **Bedroom Two**

9' 6" x 13' 9" (2.9m x 4.2m) Having a built-in double wardrobe, ceiling light point and door giving access to the family bathroom.



### **Family Bathroom**

Having a white suite comprising panelled bath with shower over, low level flush WC, vanity unit with wash hand basin and tiling to full height.



Tenure

We are advised by the vendor that the property is leasehold with approx. 100 years remaining on the lease, a service charge of approx. £3,400 per annum and a ground rent of approx. £50. per annum but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor

