



King's Hall

Moseley and Kings Heath

B13 9HW

Asking Price Of **£260,000**

Two Large Double Bedrooms

Ensuite To Master Bedroom

Secure, Allocated Parking

Gated Development



Property Description

DESCRIPTION Set within the desirable, gated development of King's Hall, this spacious two bedroom apartment is idyllically located in Moseley. Close to local amenities and only a short distance from the Birmingham City Centre. Offered with allocated parking and NO upward chain!

Briefly comprising of; spacious entrance hallway with storage cupboard and doors leading to all rooms. Open plan kitchen/living area, two large double bedrooms, ensuite to master bedroom and large family bathroom with separate bath and shower.

LOCATION Moseley is a suburb of south Birmingham, England, a short three miles south of Birmingham City Centre. The area is a popular cosmopolitan residential location and leisure destination, with a number of bars and restaurants. Moseley has a number of boutiques and other independent retailers making it one of the most popular areas within Birmingham.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - E

Service Charge - £1995.96 per annum

Ground Rent - £150 per annum

Length of Lease - 132 Years Remaining



Floor Layout



Total approx. floor area 925 sq ft (86 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements