

LEASEHOLD



Flat - Duplex - Council Tax Band - EPC Rating: B

**FLAT 10, BRANDON COURT, 356 WAKE
GREEN ROAD, MOSELEY, BIRMINGHAM, B13**
Guide Price

£160,000

Flat 10, Brandon Court, 356 Wake Green Road, Moseley, Birmingham, B13 0BL

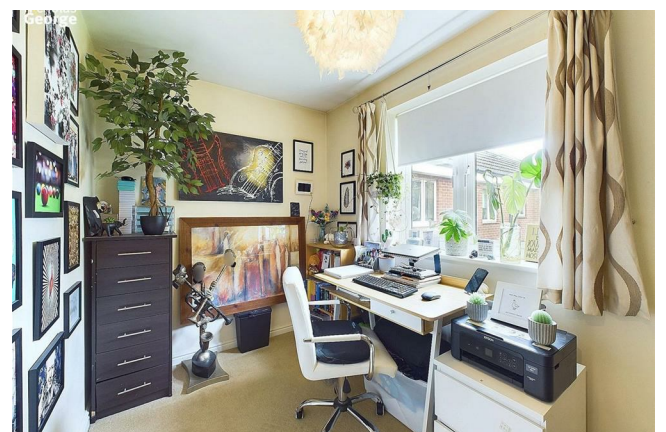
Located on the first floor, this spacious 2 bed duplex comprises: living room, kitchen, 1 double bedroom, 1 single bedroom, ensuite, family bathroom and plenty of storage space. There is 1 allocated parking space and pleasant communal garden.

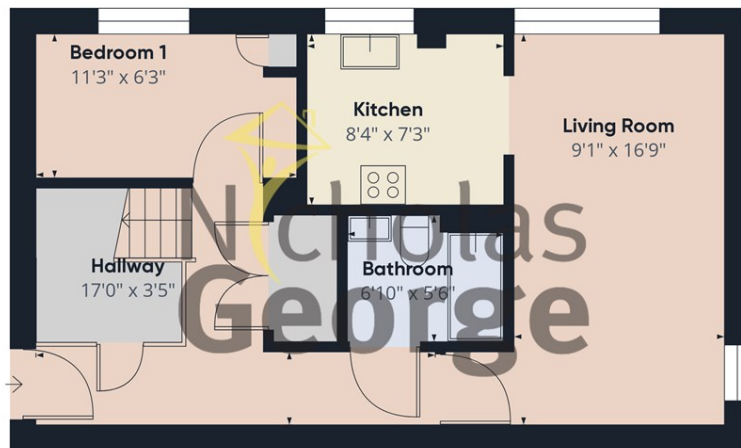
Within walking distance to several local amenities and excellent public transport links into Moseley Village and Birmingham City Centre. NO UPWARD CHAIN

Situation

Tenure

We understand the flat is LEASEHOLD with 107 years remaining on the lease, though interested parties should obtain verification from their own solicitor. We have been informed there is an annual service charge of £1,907.32 and an annual ground rent of £175.





Floor 0



Floor 1

Approximate total area¹⁾
648.31 ft²

Reduced headroom
137.35 ft²

(1) Excluding balconies and terraces

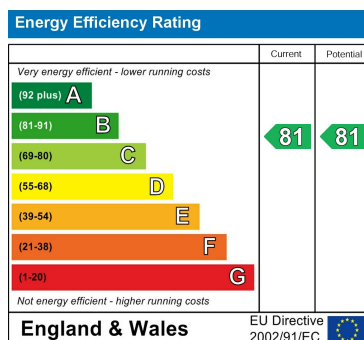
Reduced headroom
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Performance Graph



Contact us:

Phone: 0121 442 2049

Email: sales@nicholasgeorge.co.uk

Tenure:

We understand the property is Leasehold with XXX years remaining but interested parties should obtain verification from their own solicitor.

Fees:

We have been informed that annual service charge is £XXX and annual ground rent is £XXX.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.