



2 Royston Court

Wake Green Park, Birmingham, B13 9YN

Offers Over £130,000



AMAZING ONE BEDROOM GROUND FLOOR FLAT IN LEAFY DEVELOPMENT!

Royston Court is ideally located within the Wake Green Park development with easy access into Moseley Village and the city centre; the location boasts good public transport routes via buses and the recent Moseley Train station. Being a short distance into Moseley Village provides access to useful amenities like cafes, restaurants, shops, grocers and community hubs. The flats itself is located on the ground floor and provides: hallway, spacious bedroom, bathroom, living room with direct access onto the leafy communal grounds, kitchen and storage cupboards. The energy efficiency rating is C. Call our Moseley office for a viewing today!



Approach

With front entry door opening into:

Hallway

Recently installed Fire door leading to hallway with ceiling light point, tiling to floor, door opening into storage cupboard and further doors opening into:

Bathroom

6'5" x 5'5" (1.96 x 1.66)

With ceiling light point, extractor fan, tiling to floor and walls, vanity unit with built-in wash hand basin with hot and cold mixer tap and hidden cistern push button WC and storage, p-shaped bath with hot and cold mixer tap and shower over with glass shower screen and wall mounted chrome heater towel radiator.

Bedroom

7'5" x 9'4" (2.28 x 2.85)

With laminate wood effect flooring, ceiling light point, central heating radiator, double glazed window to the side aspect and built-in wardrobe.

Living/Dining Room

19'4" x 10'7" x 7'4" (5.91 x 3.25 x 2.24)

With two ceiling light points, laminate wood effect flooring, central heating radiator, door opening into useful storage cupboard, double glazed patio doors giving access to the communal garden and door opening into:

Kitchen

9'6" x 7'9" (2.90 x 2.38)

With tiling to floors, ceiling light point, wall and base units with wooden effect work surfaces over incorporating stainless steel sink and drainer with

hot and cold mixer tap, space for washing machine, fridge freezer and cooker with extractor over, two useful storage cupboards, double glazed window to the front aspect and cupboard housing the Vaillant boiler.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 956 years, the ground rent is approximately a peppercorn amount and the service charges are approximately £2089.92 per annum (subject to confirmation from your legal representative)

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 2 Royston Court, Wake Green Park, Birmingham, B13 9YN is band A and the annual Council Tax amount is approximately £1568.78 subject to confirmation from your legal representative.





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