

Flat 24 Moorland Court, 42 Melville
Road, Edgbaston, Birmingham, B16
9JR

Offers in the Region Of
£189,900



- **Third Floor Mansion Apartment in St Augustine's Conservation Area**
- **Three Bedrooms**
- **Share of Freehold**
- **EPC Rating: C(74)**
- **Spacious Living Room**
- **Stunning Views of St Augustine's Church**

A third floor THREE BEDROOM mansion flat with STUNNING VIEWS of ST AUGUSTINES CHURCH and SHARE OF FREEHOLD in a highly desirable location on the outskirts of Birmingham City Centre. Benefiting from double glazing and central heating (provided via centralised development heating system), the property comprises; hallway, spacious living room, kitchen, three bedrooms, bathroom with shower, secure communal hallway, stairs, corridors and lift, communal parking and gardens. Offered with NO UPWARD CHAIN. EPC Rating C(74)

Property Tenure
Share of Freehold

Council Tax Band
C

ACCOMMODATION

Location

The property is located within a highly desirable residential location within Edgbaston, in the 'St Augustine's Conservation Area'. The development resides opposite St Augustine's Church and is 1.2 miles from Morrisons on the Hagley Road where the West Midlands Metro Tram line is extending upto (predicted to be complete in 2021), 1.6 miles from Five Ways Train Station, and 2.7 miles from Birmingham City Centre.

Description

A third floor Mansion flat situated within the development called 'Moorland Court', built circa. 1938 by Joseph Cohen. The property is in a well maintained condition with scope to upgrade to one's own tastes. The flat is excellently situated with the living room and two bedrooms having delightful views of St Augustine's Church.

Accommodation

Hallway, spacious living dining room, kitchen, three good size bedrooms, and bathroom. Please refer to floor plan for room measurements.

Outside

With well-maintained communal garden and communal parking bays

Communal Areas

Being well presented, having traditional lift, stairs, communal hallway and corridors. The flats also benefit from rear fire escape access.

Heating

The development benefits from a centralised heating system. All heating and hot water are included in the service charges paid.

Freehold

The owner of the property will become an equal shareholder in 'Moorland Court Limited', the management company who own the freehold for the block.

Lease

999 Years from 1st January 2008.

Ground Rent

Nil

Service Charges

Development is managed by Cottons Chartered Surveyors Management Department (Mr Stuart Gibbs 0121 247 2030 / s.gibbs@cottons.co.uk). The service charges are £2,450 per annum (including central heating and hot water).

Website

For further information on the development, please go to www.moorlandcourt.co.uk



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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24 Moorland Court

Approximate Gross Internal Area = 88.5 sq m / 953 sq ft

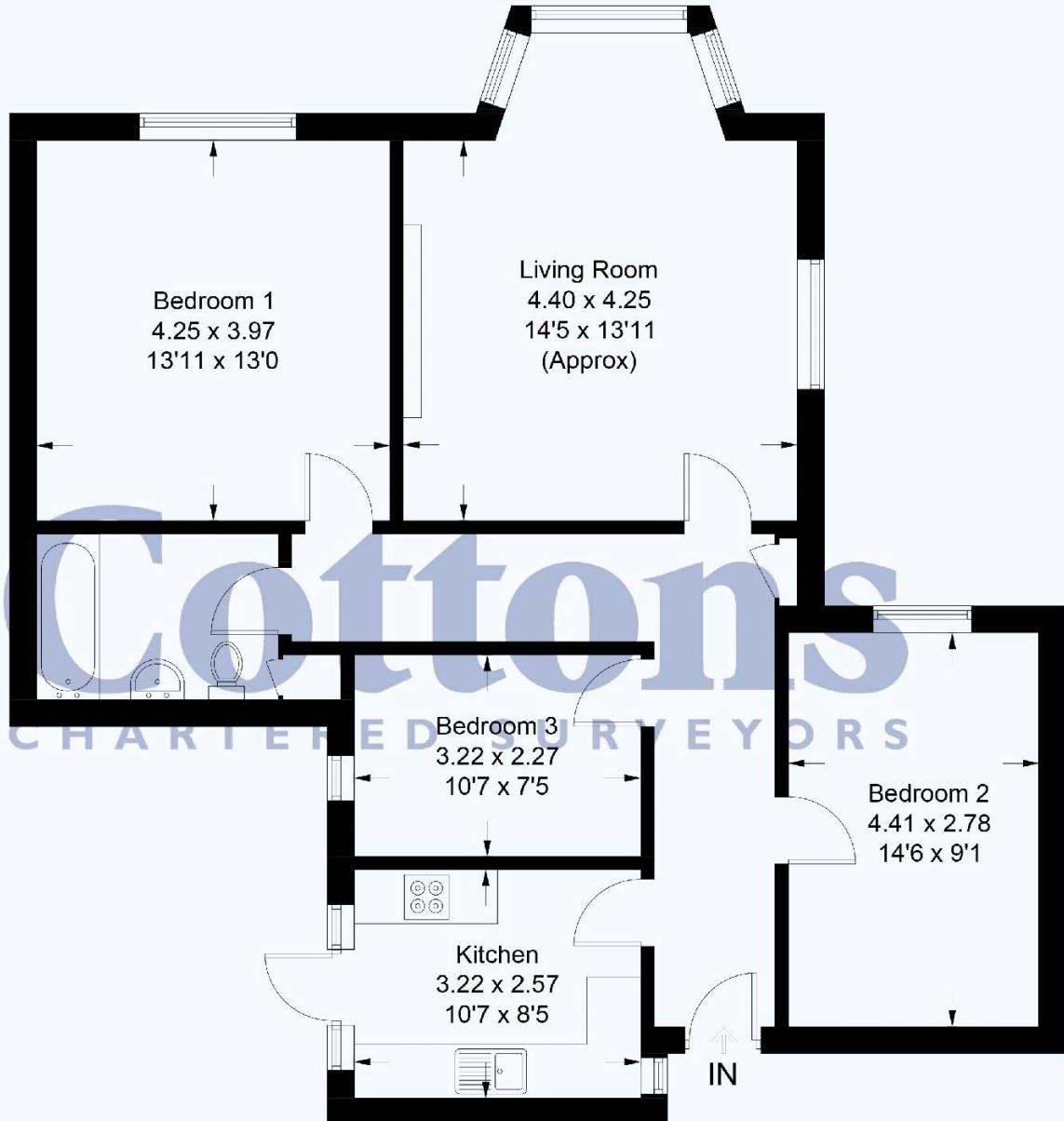


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