

Cottons

CHARTERED SURVEYORS

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

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

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.

Need a solution with a property matter? Cottons can assist;

Residential Sales

0121 247 4747
sales@cottons.co.uk

Auctions

0121 247 2233
auctions@cottons.co.uk

Property Management

0121 247 2030
property@cottons.co.uk

Landlords Property Insurance

0121 247 2030
insurance@cottons.co.uk

Residential Lettings

0121 247 2299
lettings@cottons.co.uk

Commercial Sales & Lettings

0121 247 4747
commercial@cottons.co.uk

Energy Performance Certificates

0121 247 2299
epc@cottons.co.uk

RICS Valuation Surveys

0121 247 4747
sales@cottons.co.uk



Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Cottons Chartered Surveyors have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



RICS



nava | propertymark

PROTECTED

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



The Property Ombudsman

24 Moorland Court

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

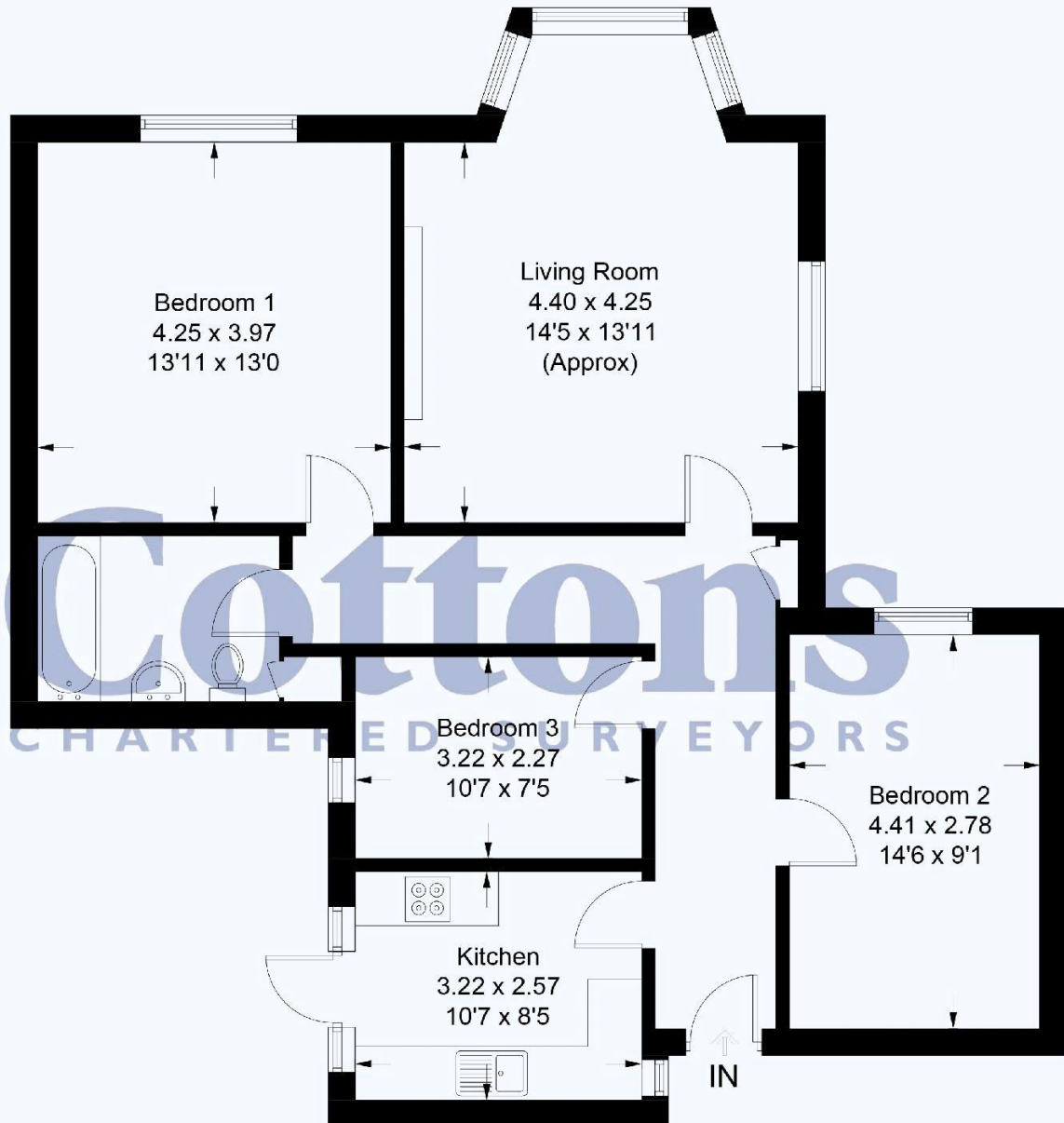


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID711027)

Cottons
CHARTERED SURVEYORS

0121 247 4747

359 - 361 Hagley Road, Edgbaston, Birmingham, West
Midlands, B17 8DL

domalley@cottons.co.uk

This plan is for illustration purposes only
and may not be to scale or representative
of the property.