

## Flat 1, 59 Church Road, Moseley, Birmingham, B13 9EB



## Monthly Rental Of £725

- Second Floor Flat.
- Kitchen with Appliances
- Gas central Heating
- Spacious Lounge
- Double Bedroom
- EPC Rating: D Council Tax Band A

### Company Details:

Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

Registered No OC360837.

Registered Office 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

### Partners:

Andrew J. Barden MRICS FNAVA  
Richard D. Longden B.Sc. (Hons.) MRICS  
Stephen D. Sutton B.Sc. (Est Man) FRICS  
Stuart A. Gibbs MARLA  
John Day FRICS FNAVA  
Daniel J. O'Malley B.Sc (Hons) HnDip MRICS FNAEA FNAVA  
Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

### Associate Partners:

Ian M. Axon ANAVA  
MaryJane Davies  
Consultant:  
Kenneth F Davis FRICS



\*\*\* Video Tour Available \*\*\* A generously proportioned second floor apartment, with original sash windows to the front aspect, gas central heating large lounge, kitchen with built in oven, double bedroom and fitted bathroom suite with shower. The property has recently been refurbished including redecorating and new flooring. EPC rating D Council Tax Band A. Holding Deposit £160 Security Deposit £800 Viewing recommended. For a full breakdown of permitted fees, please visit our website, [cottons.co.uk](http://cottons.co.uk)

## ACCOMMODATION

### Approach

The property is located on the first floor with wooden entry door leading into...

**Entrance Hallway** 6' 8" x 11' 6" (2.04m x 3.50m) (3'11" (1.19m) min)

With central heating radiator, airing cupboard accommodating 'Worcester' combination central heating boiler and doors leading into the following accommodation;

**Living Room** 14' 1" x 11' 5" (4.28m x 3.49m)

With a central heating radiator and wooden glazed window to rear.

**Kitchen** 10' 1" x 4' 8" (3.08m x 1.43m)

With a central heating radiator, matching wall and base units incorporating laminate roll top work surfaces, stainless steel sink and drainer with chrome effect mixer tap over, integrated electric oven with four stainless steel gas hobs and filter extractor fan over, tiling to appropriate splash back areas, space to accommodate washing machine and wooden glazed sashed window to front.

**Bedroom** 11' 7" x 9' 2" (3.54m x 2.79m)

With a central heating radiator and wooden glazed window to rear.

**Bathroom** 8' 4" x 4' 8" (2.53m x 1.41m)

With a central heating radiator, white suite incorporating wash basin on vanity unit, contemporary chrome effect mixer tap over, paneled bath with telephone style effect mixer tap over, W.C, tiling to appropriate splash back areas, shaver point, mirrored wall cabinet and obscured glazed window to rear.



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**TENANCY TERMS** – A 6 months Assured Shorthold Tenancy is envisaged at a rent of £695 per calendar month.

The ingoing tenant will be required to pay a deposit of £800. **APPLYING TO RENT THIS PROPERTY** - If you are interested in applying for this property you will need to complete an application form and pay a holding deposit in the sum of £160 (one weeks rent). Details confirming the use of the holding deposit will be provided to you together with the application forms



**First Floor**  
For illustrative purposes only, not to scale.

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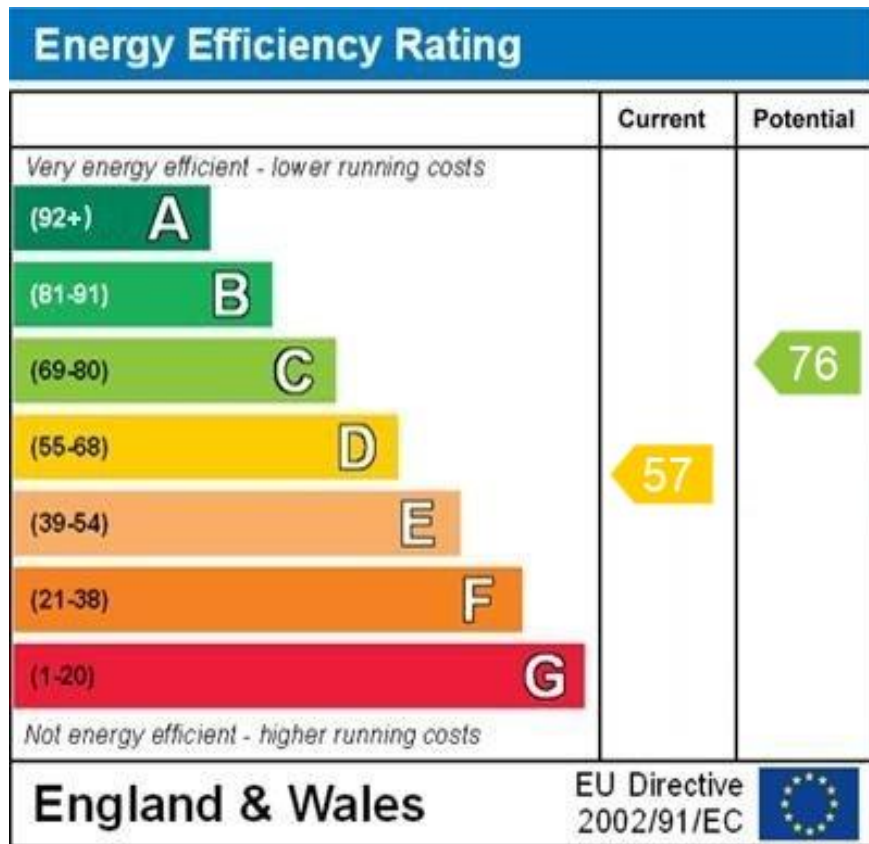
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**Property Tenure**  
Leasehold

**Council Tax Band**  
A

**EPC Rating**  
D

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**100<sup>TH</sup>**  
ANNIVERSARY  
CENTENARY YEAR 2024  
COTTONS



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