

LEASEHOLD



Flat/Apartment - Council Tax Band D - EPC Rating: C

**FLAT 5, 36A WAKE GREEN ROAD, MOSELEY,  
BIRMINGHAM, B13 9PE**  
Guide Price

**£140,000**



# Flat 5, 36a Wake Green Road, Moseley, Birmingham, B13 9PE

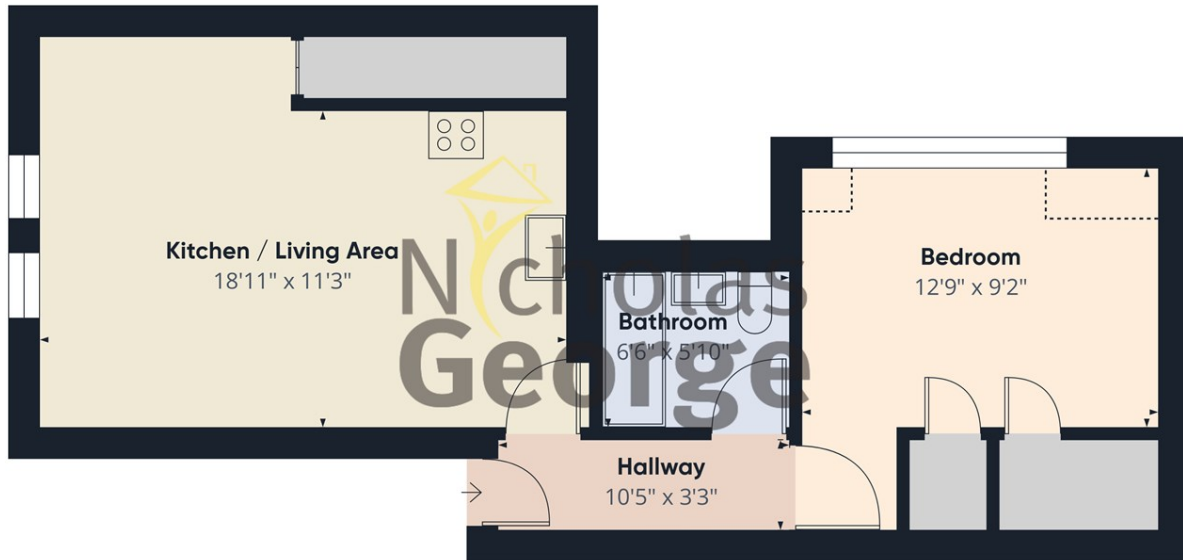
Nicely presented, one-bedroom apartment set on the top-floor of a period conversion, in the heart of Moseley. The property comprises, communal hallway, open plan living room and kitchen, bedroom and bathroom. Well maintained communal grounds, allocated parking for one car and communal visitor parking. Within walking distance of Moseley Village, a popular vibrant suburb, boasting several independent bars, restaurants and cafes. With many green spaces, outstanding schools, excellent bus links and train station due to open soon.

## Situation

### Tenure:

We understand the flat is LEASEHOLD with 101 years remaining on the lease, though interested parties should obtain verification from their own solicitor. We have been informed there is currently a monthly service charge of £306.26 and annual ground rent of £387.44. Please be advised the service charge will be reduced within the next 12 months and was increased to fund roof repairs that have recently been completed. Service charge also covers a weekly cleaning service in the building communal areas, a regular gardener to maintain the grounds, a monthly window cleaner and a private communal bin and recycling service.





Approximate total area<sup>®</sup>  
502 ft<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>

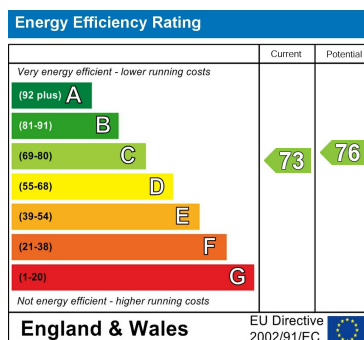
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Performance Graph



Contact us:

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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.