

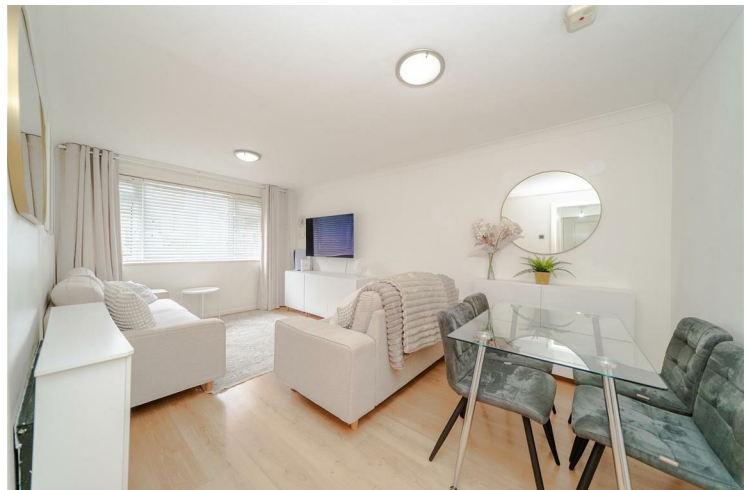


HERITAGE ESTATE AGENCY



Flat 1, Sinclair Court 39 Park Road, Moseley, Birmingham, B13 8AH
£155,000

A Two Bedroom Ground Floor Flat



**Sinclair Court comprises in further detail:**

The property is located in communal ground with communal entrance door opening to hallway leading to private entrance door opening to:

L Shaped Entrance Hallway

Two ceiling light points, wall mounted security intercom, wood effect flooring and doors to:

Lounge/Dining Room 17' x 9'11"

Window to front aspect, two ceiling light points, wood effect flooring and electric storage heater.

Kitchen 14'1" x 7'5"

Obscured window to side aspect, two ceiling strip lights, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit, space for cooker, fridge/freezer, washing machine and tumble dryer.

Bedroom One 13'8" x 9'11"

Window to front aspect, ceiling light point and electric storage heater.

Bedroom Two 13'7" x 6'11"

Window to front aspect, ceiling light point and electric storage heater.

Bathroom 7'5" max x 7'6" max

Ceiling light point, extractor fan electric shaver socket, airing cupboard housing hot water cylinder, part tiled walls, wall mounted electric heater and a bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c.

Outside**Garage En-Bloc**

With up and over door to front aspect.

Lease Details

Approx term remaining:- 164 (170 years from 16.01.2020)

Ground Rent - Peppercorn

Service Charge - £285.75 per quarter (for the period 25.03.2026 to 23.06.2026)

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Agent Notes:

1. Sinclair Court is currently tenanted. We understand the fixed term of the Assured Shorthold Tenancy Agreement expired on 1st April 2024.

Heritage Estate Agency Limited would stress that the above is based on information provided by the seller. The Agent can not verify whether the Tenant has any additional rights to occupy the property or the extent of this or any matters effecting the property and would advise any potential buyer obtain verification from their solicitor.

2. We are advised by the vendor that the lease restricts the following:

- not to make any structural or external alterations or any additions to the premises without the prior written





consent of the Lessor

- not to use the premises for any other purpose than of a single private residence
- not to use the premises for any illegal or immoral act or purpose or for any trade manufacture or business of any kind
- not to use or permit or suffer to be used the garage for any purpose other than for housing a private motor car or any other private passenger carrying vehicles nor to store any petrol or other flammable liquid

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that

all mains drainage, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

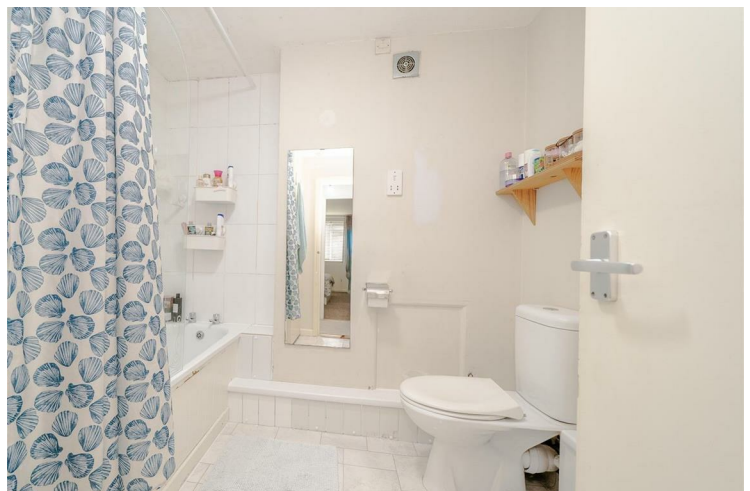
The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band A





Ground Floor Flat



1 Sinclair Court, Park Road,
Moseley, B13 8AH.

Total Area: approximately 62.1 m² ... 669 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

