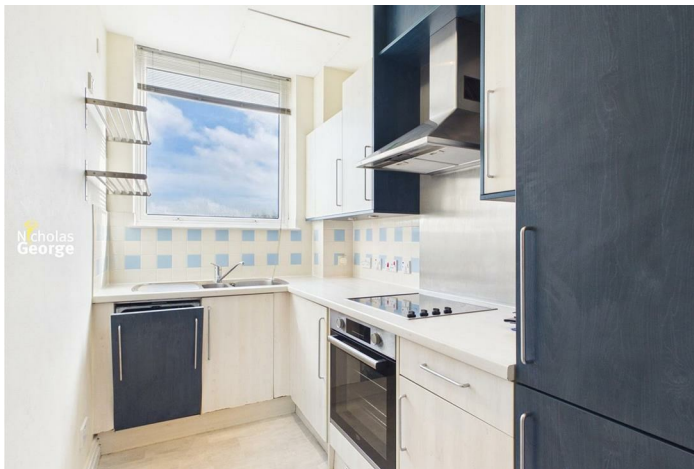


SHARE OF FREEHOLD



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

**74 BRITANNIC PARK, MOSELEY,  
BIRMINGHAM, B13 8NQ**  
Guide Price

**£210,000**



# 74 Britannic Park, Moseley, Birmingham, B13 8NQ

**\*FIRST YEAR OF SERVICE CHARGE INCLUDED AS PART OF SALE\***

Well-presented two-bedroom 3rd floor apartment in the sought after Britannic Park development. The complex has its own private gym, swimming pool and concierge service. The property comprises hallway, kitchen, spacious living room, shower room and 2 double bedrooms, one with an ensuite.

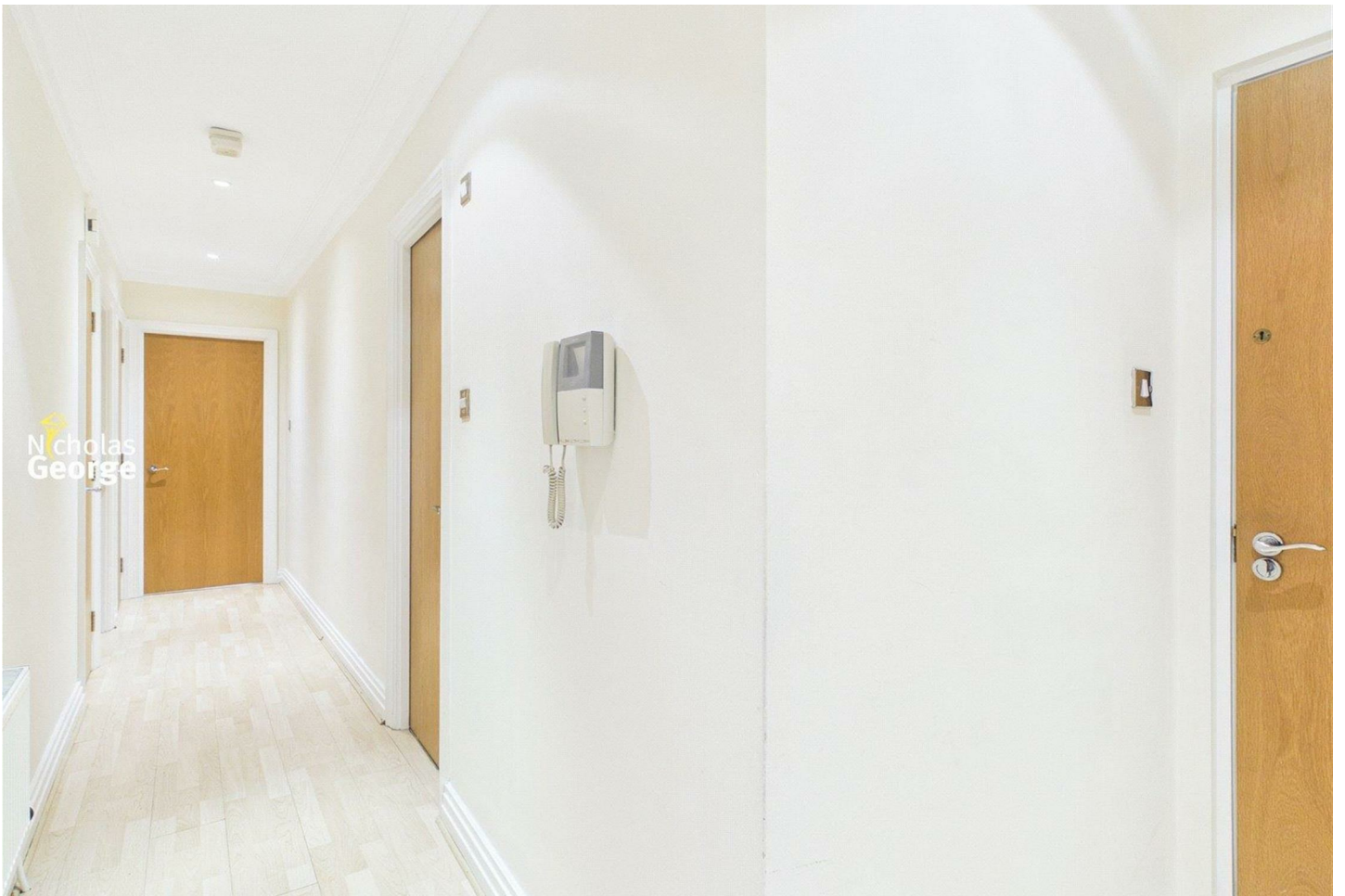
Britannic Park is situated between Moseley and Kings Heath which both offer a range of amenities including shopping facilities, independent cafes and bars, parks, and excellent transport links. Kings Heath train station is due to open this year and will be within a 10-minute walk from the property.

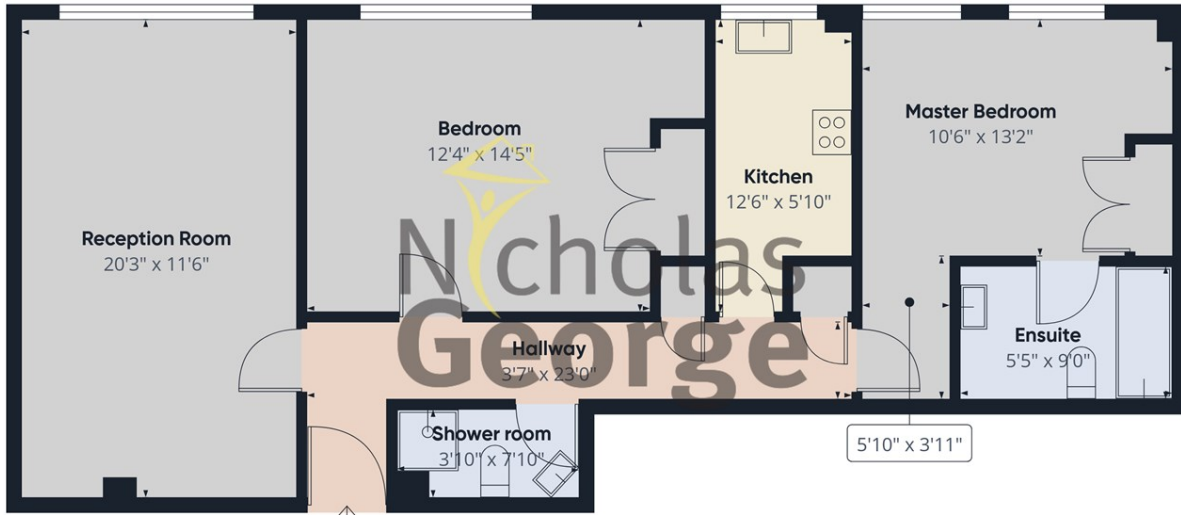
**BENEFIT OF NO UPWARD CHAIN.**

## Situation

We understand the flat is SHARE OF FREEHOLD with over 900 years remaining on the lease, though interested parties should obtain verification from their own solicitor.

We have been informed there is an annual service charge of £4,558.00 and no ground rent applicable.





Approximate total area<sup>m</sup>  
856 ft<sup>2</sup>

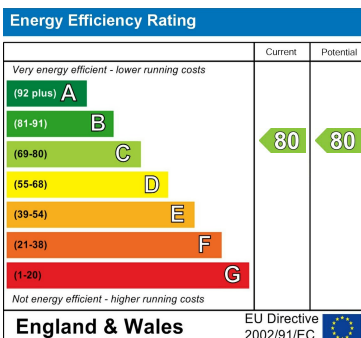
(1) Excluding balconies and terraces

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



### Tenure:

We understand the property is Share of Freehold 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.

### Contact us:

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