



**Victoria House
Manor Road
Edgbaston
Birmingham
West Midlands
B16 9ND**

Offers In Excess Of £142,000

bettermove

Manor Road Birmingham

Bettermove are proud to present this 1 bedroom flat in Edgbaston available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove. The property benefits from double glazing, gas central heating throughout and has off street parking available via the allocated parking space.

The council tax band is C.

This is a leasehold property with 125 years on the lease from 2003; the ground rent is £200pa and the service charge is £1,650pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom.

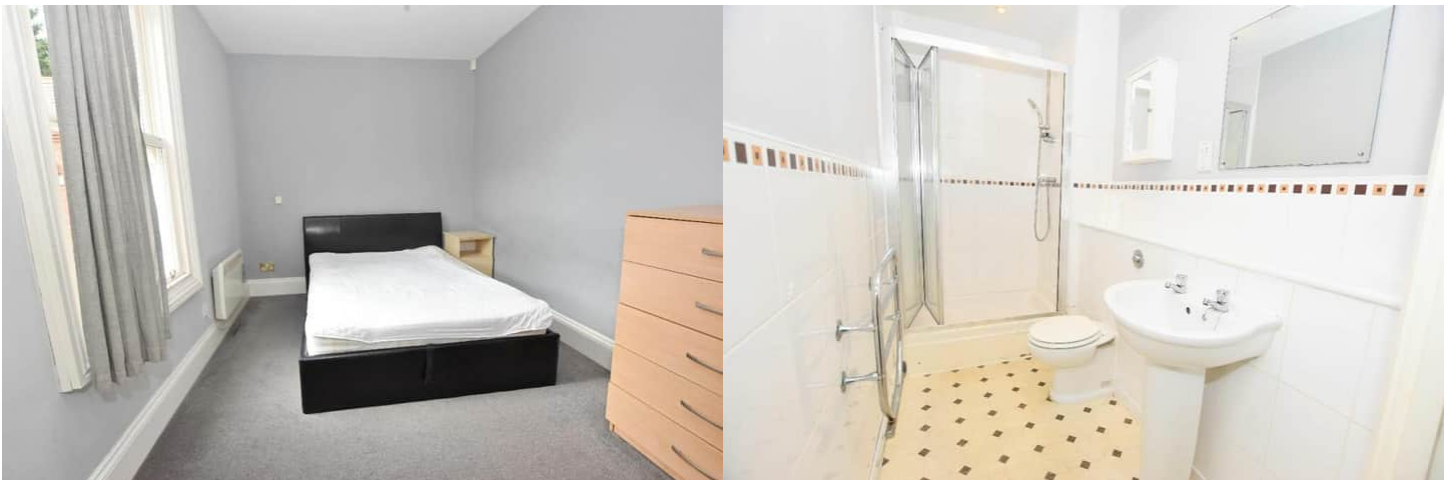
Located in Edgbaston, a fashionable suburb of Birmingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A456 and many local bus routes.

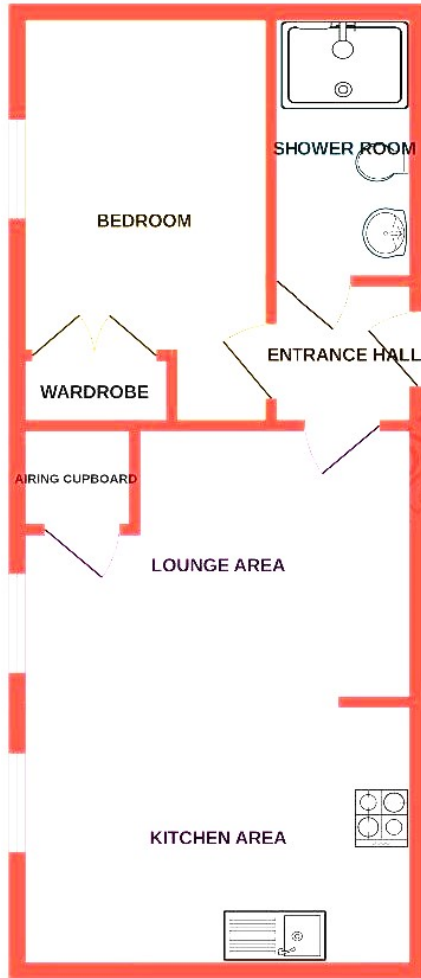
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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