



Water Street Court

Jewellery Quarter

B3 1BJ

Asking Price Of **£180,000**

Spacious Double Bedroom

Third Floor Apartment

Intercom Entry System

Lift Access



Property Description

DESCRIPTION This gorgeous third floor apartment boasts spacious living throughout, lift access and no upward chain! With an abundance of natural light, this spacious, well-maintained apartment comes with fully fitted kitchen, a large double bedroom, and a family bathroom. All rooms feature double glazed floor to ceiling windows and are neutrally decorated throughout.

Upon entering the apartment, the inviting entrance hallway offers ample storage and is fitted with carpet flooring. Moving into the large open plan kitchen/lounge there is a tastefully fitted kitchen with matching cream wall and base units. Integrated appliances include a fridge/freezer, oven with hob and extractor fan over, along with a one bowl sink and drainer. There are floor to ceiling windows within this room along with two electric heating radiators.

The master bedroom also benefits from ample space for additional wardrobes and drawers. It is fitted with a floor to ceiling window, carpet flooring and an electric heating radiator. The bathroom is fitted with a matching white suite, comprising of; w/c, wash hand basin and bath with shower over. There is tiled flooring, a heated towel rail and a feature mirror.

Externally, there is lift access and well-maintained communal areas. The apartment also benefits from a concierge facility as well as a newly installed remote intercom system; allowing the residents to answer their intercom from their mobile phones.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - B

Service Charge - £1570.29 per annum

Ground Rent - £300 per annum

Ground Rent Review Period – Reviewed every 20 years.

Length of Lease - 133 Years Remaining



Floor Layout



Total area: approx. 43.9 sq. metres (472.6 sq. feet)

Total approx. floor area 472 sq ft (44 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		