



# Kensington Court

Edgbaston

B15 3EF

**Asking Price Of £195,000**

*One-Bedroom Apartment*

*Secured & Allocated Parking*

*538 Sq. Ft.*

*No Upward Chain*



## Property Description

**DESCRIPTION** James Laurence are delighted to present this apartment located in the highly sought after Highfield Gardens II development in B15 Edgbaston.

This immaculately appointed apartment located on the ground floor and comprises of an entrance hallway with storage, a magnificent open-plan living area with fully integrated kitchen; double bedroom with built in wardrobe and a family bathroom with a power shower over the bathtub.

The property is very bright and airy throughout and benefits from a private patio, gas central heating and UPVC double glazing throughout

**LOCATION** The property is located on the highly desirable Calthorpe Estate and is situated on the edge of the Edgbaston Village Triangle containing many beautiful family restaurants such as the award winning Physician Pub, Highfield Pub, Boston Tea Party and 20 year Michelin Star Simpsons restaurant. All of this right on your door step!

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band - B**

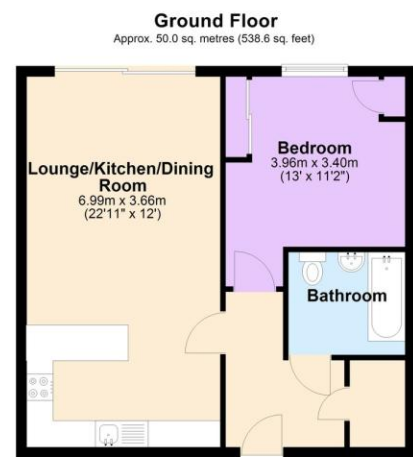
**Service Charge - £1,800.00 Per Annum**

**Ground Rent - £260.00 Per Annum**

**Length of Lease - 126 Years Remaining**



## Floor Layout



Total area: approx. 50.0 sq. metres (538.6 sq. feet)

Total approx. floor area 538 sq ft (50 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	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston,  
Birmingham, West Midlands, B15 3TQ

*James Laurence*  
**James Laurence**

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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