

# Sun House Apartments

Birmingham City Centre

B2 5RS

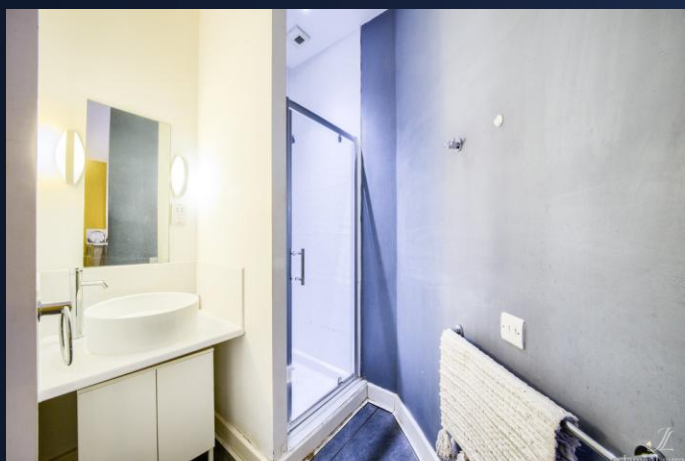
Asking Price Of **£120,000**

*Studio Apartment*

*Second Floor Apartment*

*366 Sq. Ft.*

*High Specification*



## Property Description

**DESCRIPTION** This brilliant studio apartment is located on the second floor with lift access and comprises of entrance hallway and a spacious, bright open-plan living room and integrated kitchen. A well proportioned bedroom area with ample space for a wardrobe and a well finished bathroom. Ideal for a first time buyer or an investor!

**LOCATION** The property is well situated for an abundance of amenities in Birmingham City Centre, including the famous Bullring Shopping Centre which offers an ever-expanding range of shopping facilities. The local tram network and large range of buses allow access to popular areas such as Brindley Place, Colmore Row, and Edgbaston. Grand Central Station – the busiest train station outside of London – allows access to the rest of the UK, making this property ideally situated for commuters. Additionally, the rest of the UK will be even more accessible once works on Birmingham's HS2 station at Curzon Street. In short, Birmingham City Centre is constantly evolving making it a fantastic place to invest and live in.

**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 - Awaiting Confirmation.**

**Ground Rent - £200.00 Per Annum**

**Ground Rent Review Period – TBC**

**Length of Lease - 128 Years Remaining.**



## Floor Layout

**Second Floor**  
Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 34.1 sq. metres (366.9 sq. feet)

Total approx. floor area 366 sq ft (34 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70   C	78   C
39-54	E		
21-38	F		
1-20	G		

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*JL*  
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