



# Cutlass Court

Birmingham City Centre

B1 2LJ

Asking Price Of **£215,000**

*EWS1 FORM GRANTED*

*Fifth Floor Apartment*

*Lift Access*

*Secure Gated Allocated Parking*



### Property Description

**DESCRIPTION \*\*\*EWS1 FORM GRANTED\*\*\*** This beautiful two bedroom, one bathroom, apartment is situated on the fifth floor of Cutlass Court. Offered with NO UPWARD CHAIN, secure allocated parking and modern decoration throughout. Ideal for investment, or first time buying.

**LOCATION** Nestled in the heart of Birmingham, this property offers the ultimate in city living. Birmingham City Centre is a vibrant, dynamic area that blends modern urban conveniences with rich cultural heritage. From world-class shopping destinations like the Bullring & Grand Central to an array of dining, entertainment, and leisure options, everything you need is just a short walk away.

The area is home to some of the city's most iconic landmarks, including the Birmingham Library, Symphony Hall, and the iconic Jewellery Quarter. Whether you're enjoying a night out in the bustling nightlife scene, catching a live show at one of the city's theatres, or exploring the numerous galleries and museums, Birmingham offers a diverse range of activities to suit every lifestyle.

For those who commute, the property is ideally located within easy reach of Birmingham New Street Station, offering excellent transport links to national rail services, as well as the nearby Birmingham Moor Street and Snow Hill stations. The city's extensive bus network and close proximity to major road routes, including the M6 and M5, make getting around both the city and beyond effortless.

Birmingham City Centre is also home to a range of green spaces, including the picturesque Birmingham Canal Network and nearby parks, providing a peaceful retreat just moments from the urban hustle and bustle.

With excellent schools, healthcare facilities, and a wide range of shops, cafes, and restaurants, living in Birmingham City Centre ensures you have everything you need at your doorstep. Whether you're a young professional, a couple, or a family, this location offers unparalleled convenience and a lively, thriving atmosphere.

**Tenure:** Leasehold

**Local Authority:** Birmingham City Council

**Council Tax Band:** D

**Service Charge:** £3,172.60 Per Annum.

**Ground Rent:** £250.00 Per Annum

**Length of Lease:** 108 Years Remaining.



### Floor Layout



Total approx. floor area 655 sq ft (61 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.



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