



Lloyd Square

Edgbaston

B15 3LX

Asking Price Of **£225,000**

Ground Floor Two-Bedroom Apartment

904 sqft

Private Garage

Communal Gardens



Property Description

DESCRIPTION A well presented ground floor two-bedroom apartment in the popular Lloyd Square development, set in the heart of Edgbaston and perfectly positioned for easy access to Harborne and Birmingham City Centre. The property is double glazed throughout, surrounded by well kept grounds and has a patio area as well as a private garage. Comprising two bedrooms, a shower room with separate WC, open plan dining room/lounge and a recently refitted kitchen. This apartment is an ideal home and also suitable for investment.

LOCATION Situated just a fifteen minute walk away from Harborne High Street, this property is in a brilliant location for local amenities, travel and schools. Harborne High Street offers numerous shops, bars and restaurants including Harborne Kitchen, The Plough and Sabai Sabai, while Birmingham's New Street Station and Bullring Shopping Centre are just an eleven minute drive away from the property. Schools such as Blue Coat and The Priory are both under a ten minute drive away from the property. This apartment is a brilliant option for either a first time buyer, small family or an investment purchase.

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 - C

Service Charge - £2500.00 Per Annum

Ground Rent - £48.00 Per Annum

Ground Rent Review Period - TBC



Floor Layout



Total area: approx. 72.9 sq. metres (785.1 sq. feet)

Total approx. floor area 904 sq ft (84 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	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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