

Broadwalk Apartments

Birmingham City Centre

B1 2LL

Offers Over **£210,000**

Two Double Bedrooms

En Suite Bathroom

Secure, Allocated Parking

Integrated Appliances





Property Description

DESCRIPTION This two bedroom ground floor apartment, located within Broadwalk Apartments, boasts a fantastic city centre location. Whilst being complimented by two bath/shower rooms, making ideal for working professionals, or investment purchasers.

LOCATION Birmingham City Centre offers an unparalleled range of services and amenities, within proximity of the property.

The property has great links to the city centre and is located in a very family-friendly area. It would also make a great investment or first time home as it has great local transport links such as bus, airport and travel links to the M42, M6 and furthermore it is within minutes of New Street Station, meaning all of what Birmingham has to offer is right on your doorstep.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION 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: E

Service Charge: £2,082.56 Per Annum

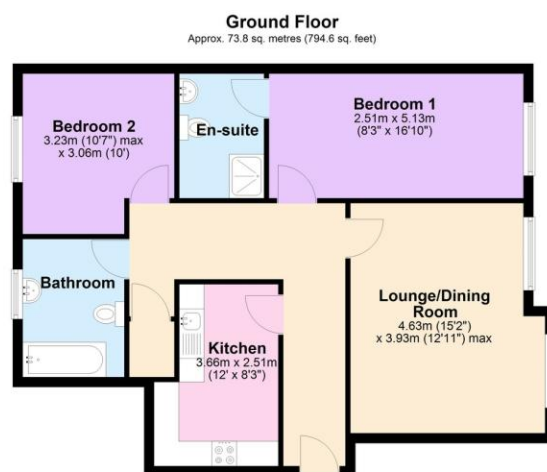
Ground Rent: £125 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 126 Years Remaining



Floor Layout



Total area: approx. 73.8 sq. metres (794.6 sq. feet)

Total approx. floor area 794 sq ft (74 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 | | |
| 69-80 | C | | |
| 55-68 | D | 63 D | 64 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |