



Abacus Building

1 Warwick Street,

Birmingham

B12 0NW

Asking Price Of **£125,000**

Third Floor Apartment

One-bedroom

Secure Allocated Parking

Juliett Balcony





Property Description

DESCRIPTION A charming third floor one-bedroom apartment in the ever-popular Abacus Building that benefits from secure allocated parking. The internal accommodation briefly comprises an entrance hallway with doors leading to an open-plan kitchen / living area, double bedroom, bathroom, and storage cupboard. This apartment is sold with no upward chain and is ideal for first-time buyers and property investors alike.

LOCATION Located in the heart of Digbeth, this property is situated in a prime location for both travel and entertainment amenities. Birmingham New Street station, Moor Street station and the proposed HS2 link to London are all a short walk from the property. For shopping the iconic Bullring shopping centre is a stones throw away, with the Custard Factory also nearby.

Recently named the Coolest Neighbourhood in Britain by the Sunday Times, Digbeth is a melting pot of independent businesses, bars and restaurants. You can try your hand at curling and baseball at The Floodgate, attend a premier wine tasting at Wine Freedom and finish up with wood fired pizza at Baked In Brick, all on your doorstep.

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: D

Service Charge: £1,020.00 Per Annum.

Ground Rent: £150.00 Per Annum

Length of Lease: 106 Years Remaining.



Floor Layout



Total area: approx. 36.6 sq. metres (393.7 sq. feet)

Total approx. floor area 393 sq ft (37 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		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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