

Friday Bridge

Birmingham City Centre

B1 2LB

Asking Price Of **£215,000**

Two-Bedroom Apartment

Secured & Allocated Parking

Second Floor Apartment

No Upward Chain



Property Description

DESCRIPTION James Laurence is proud to present this stunning second floor apartment. Consisting of a light and spacious hallway leading to two double bedrooms, an en-suite to the master bedroom, family bathroom, storage cupboard, living/dining room and a fully fitted kitchen.

The property also benefits from a wonderful sense of open space, and having windows on both sides of the property allows plenty of light at all times of the day too. Also offering one SECURE ALLOCATED PARKING SPACE.

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

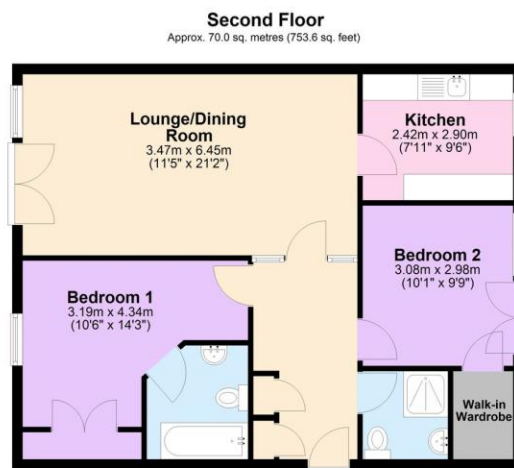
Service Charge - £2,190.00 Per Annum

Ground Rent - £100.00 Per Annum

Length of Lease - 101 Years Remaining



Floor Layout



Total area: approx. 70.0 sq. metres (753.6 sq. feet)

Total approx. floor area 753 sq ft (70 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	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

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James Laurence

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