

I-Land

Birmingham City Centre

B5 4TW

Asking Price Of **£275,000**

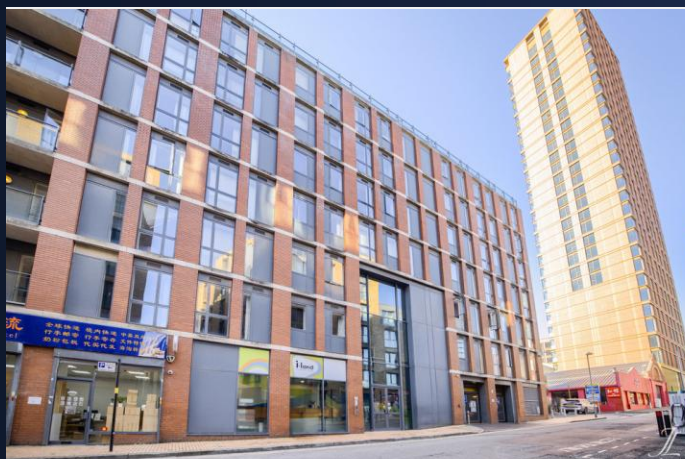
Exclusive Two-Bedroom Apartment

989 Sq. Ft.

Secure & Allocated Parking

No Upward Chain





Property Description

DESCRIPTION A fantastic opportunity to purchase an individually designed apartment located on the fifth floor of the sought after development, I-Land. The property benefits from having bespoke internal living accommodation of circa 989 Sq. Ft. with the addition of a south facing private balcony that has far reaching views of the city and beyond. The property comprises an entrance hallway leading into a bright and spacious open plan living kitchen diner. A private balcony wraps round through to a large master bedroom and en suite bathroom, a second double bedroom with walk in wardrobe and en-suite shower room, guest w.c., utility room, an additional storage room. One allocated parking space.

If you're looking for a 'one of a kind' property finished to a very high standard in a prime City Centre location, then look no further. This is a 'must be viewed' apartment to appreciate the level of accommodation on offer.

LOCATION The city centre, all its historical buildings and New street train station are within an easy walking distance of approximately 5 minutes. Birmingham has much to offer such as The Mailbox which has a selection of lovely restaurants and is home to the BBC, Brindley place with its canal side views, Symphony hall, Birmingham Repertory Theatre as well as an excellent range of shopping outlets and New Street station. The motorway network to the M5 and M42 is only approximately a 10 minute drive as is Spaghetti junction which leads to M6 and M1.

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.

Council Tax Band: E

Service Charge: £4,800.00 Per Annum

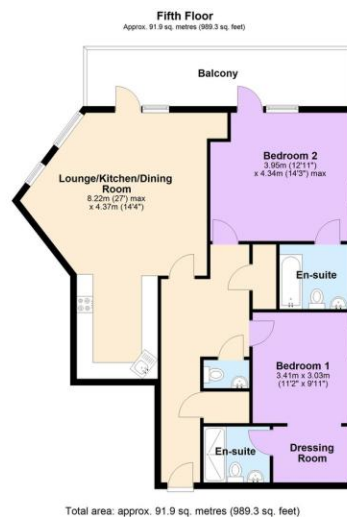
Ground Rent: £300.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 116 Year Remaining



Floor Layout



Total approx. floor area 989 sq ft (92 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

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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