



# Mariner Avenue

Edgbaston

Birmingham

B16 9EQ

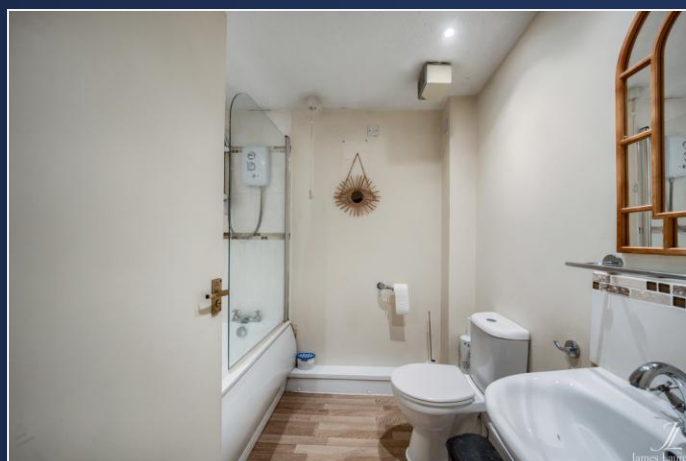
Asking Price Of **£115,000**

*One-Bedroom Apartment*

*Fantastic Edgbaston Location*

*Close to Edgbaston Reservoir*

*Allocated Parking*



### Property Description

*DESCRIPTION* A well presented one-bedroom apartment on the second floor of a popular residential block located a stones throw away from Edgbaston Reservoir. The property comprises an entrance hallway leading to a Double Bedroom with fitted wardrobes, a spacious Lounge/Diner, Bathroom, and a Storage Cupboard. The Kitchen, which features integrated appliances is located off the Lounge/Diner. The property is being sold with no upward chain and has the option to buy with the furniture included making it the ideal starter home or investment opportunity.

*LOCATION* Mariner Avenue overlooks Edgbaston Reservoir and is located on the cusp of Birmingham City Centre, with Brindley Place and the Jewellery Quarter both within walking distance. Edgbaston Reservoir itself practically on the doorstep of the property and provides a peaceful backdrop, with leisure activities such as Park Run, Edgbaston Rowing Club, and Midlands Sailing Club.

The property is very close to local supermarkets, Birmingham City Hospital, and a wide selection of independent restaurants.

*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:* B  
*Service Charge:* circa £1992 per annum  
*Ground Rent:* £48 per annum  
*Ground Rent Review Period:* TBC  
*Length of Lease:* 125 years remaining



### Floor Layout



Total area: approx. 42.1 sq. metres (453.5 sq. feet)

Total approx. floor area 453 sq ft (42 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	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Edgbaston 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 are 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