



Cutlass Court

Birmingham City Centre

B1 2LJ

Asking Price Of **£180,000**

Private Terrace

One Double Bedroom

No Upward Chain

Excellent Condition



Property Description

DESCRIPTION *EWS1 FORM GRANTED***** Located on the fourth floor of Cutlass Court and offered with NO UPWARD CHAIN, this superb one bedroom apartment is comprising of one double bedroom, one bathroom and open plan lounge, kitchen diner; and a superb private terrace. This home is perfect for first time buyers and investors alike!

LOCATION Set within a short walk to the desirable Brindley Place, offering many high end bars and restaurants. Cutlass Court is also within a short walk to the HSBC site, Five Ways Train Station and circa 10 minutes walk to New Street and Grand Central Station.

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: D

Service Charge: £1,980.00 Per Annum.

Ground Rent: £250.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 110 Years Remaining.

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-



Floor Layout



Total area: approx. 43.6 sq. metres (469.6 sq. feet)

Total approx. floor area 469 sq ft (44 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	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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James Laurence

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