



Apt. 84 Cutlass Court, 28 Granville Street, Birmingham, B1 2LS
£190,000

Overview

Apartment 84 Cutlass Court, 28 Granville Street, is a well-proportioned, tastefully presented, 2 bedroom, fourth floor apartment, being most conveniently situated in Birmingham City centre, just off Broad Street, and benefiting from lift access, secure allocated underground parking and no upward chain.

Tenure

We have been advised that the property is LEASEHOLD, with approximately 110 years unexpired and is subject to a current annual service charge of £3,268 paid half yearly and a current annual ground rent of £250, also paid half yearly. You should check this with your legal advisor before exchanging contracts.

Local Authority

Birmingham City Council - Tax Band D

Key features

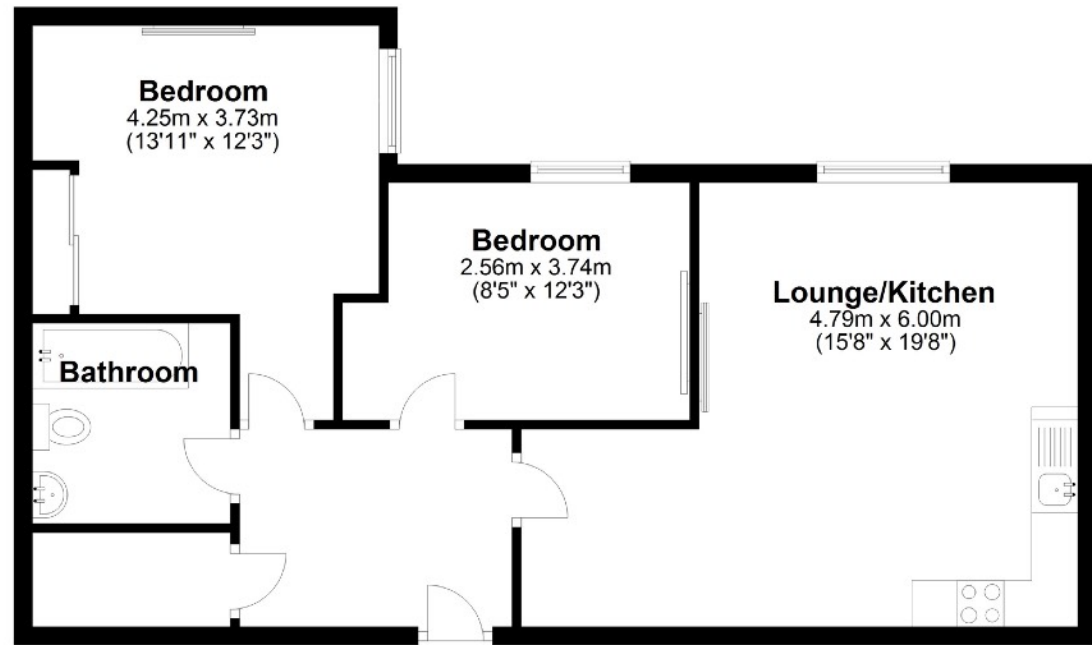
- Fourth floor apartment
- Communal entrance hall
- Lift access
- Reception hall with intercom
- Security alarm
- Open plan living room / fitted kitchen
- 2 bedrooms
- Bathroom
- Electric heating
- Double glazing
- Gated allocated underground parking bay
- Birmingham City centre location off Broad Street
- Communal hard-landscaped decked terrace
- No chain

Vendor Comments

We have enjoyed living here for the last 10 years. It was the first place we lived together as a young couple. Due to the flat facing the court yard it is very quiet and light, and being on the fourth of five floors it requires very little heating. The court yard is also a tranquil place to relax in the middle of the vibrant city. As a professional couple, the flat is ideally situated in the centre of Birmingham with close access to all amenities including Brindley Place and the Mailbox to enjoy the culinary delights as well as Broad Street for the night life. All University campus are within easy reach and the newly installed tramline allows direct transport to New Street Station in only 7 minutes.

Fourth Floor

Approx. 60.2 sq. metres (648.0 sq. feet)



Total area: approx. 60.2 sq. metres (648.0 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements

Simon Burt The Estate Agent
0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.