

## Tennant Street Lofts

Birmingham City Centre

B15 1BS

Asking Price Of **£265,000**

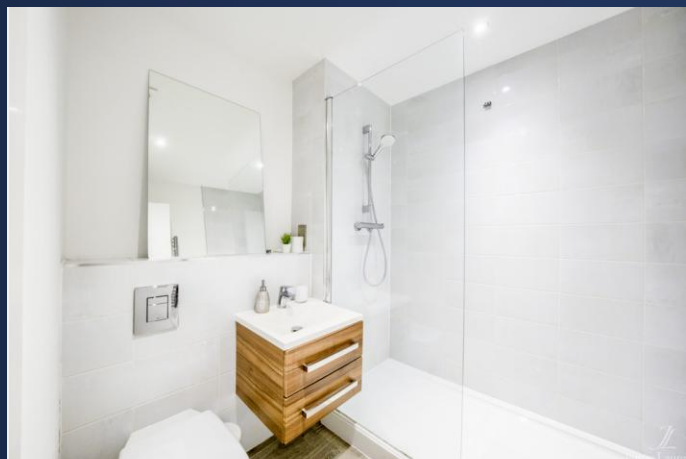
*Stunning Two Bedroom Apartment*

*Low Service Charge, Inclusive of Water & Electric Rates*

*Spanning Over 777 Sq. Ft.*

*High Specification Throughout*





## Property Description

**DESCRIPTION \*\*EWS1 FORM GRANTED\*\***

A fantastic opportunity to purchase this beautiful and well positioned, two bedroom apartment offering fantastic space and located on the first floor, within the sought after Tennant Street Lofts in Birmingham's vibrant City Centre. The apartment offers a spacious entrance hall, open plan lounge with access to a private balcony, fitted kitchen with all integrated appliances, two double bedrooms, the main bedroom offers a private en-suite bathroom. The second bedroom is equally a good size. The family bathroom is spacious and has a shower over bath. The large hallway benefits from one storage cupboard. The apartment comes with one secure and allocated parking space. Book now to avoid disappointment.

**LOCATION** Located conveniently adjacent to both The Mailbox, The Cube and Brindley Place in the heart of Birmingham's trendy restaurant, café and bar district, this unique apartment offers city living at the very highest level of urban contemporary design.

**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**

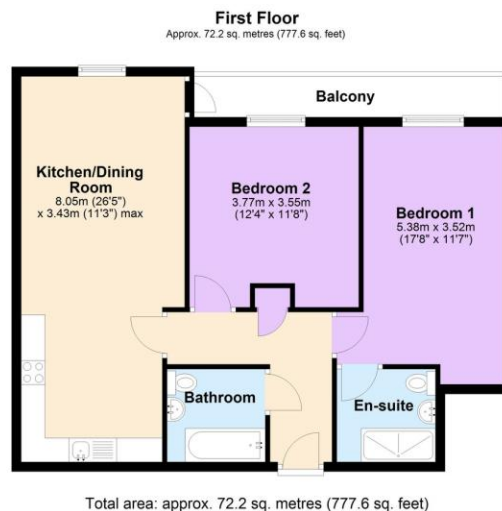
**Service Charge - £924.00 per annum**

**Ground Rent - £325.00 per annum**

**Ground Rent Review Period - TBC**



## Floor Layout



Total approx. floor area 777 sq ft (72 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	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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*JL*  
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