



Arden Gate

Birmingham City Centre

B15 1DY

Asking Price Of £335,000

Two Bedroom Apartment

878 Sq. Ft.

Duplex Apartment

City Centre Views



Property Description

DESCRIPTION This stunning top-floor, two bedroom, two bathroom, duplex apartment located in the prestigious Arden Gate, right in the heart of Birmingham City Centre. This recently built residence offers contemporary living with unparalleled convenience and style. Complete with floor to ceiling windows, and providing up stairs sleeping quarters, this apartment is the definition of sophistication.

LOCATION Situated within Birmingham's City Centre, this apartment offers the best of Birmingham's cultural and culinary scenes right at your doorstep. Enjoy a leisurely stroll to boutique shops, trendy cafes, fine dining restaurants, and art galleries. Excellent transport links, including nearby train and tram stations, provide easy access to the rest of the city and beyond.

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: E

Service Charge: £1500.00 Per Annum

Ground Rent: £350.00 Per Annum

Length of Lease: 144 Years Remaining.



Floor Layout



Total area: approx. 81.6 sq. metres (878.1 sq. feet)

Total approx. floor area 878 sq ft (82 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		