

Galbraith House

Birmingham City Centre

B3 3LG

Asking Price Of **£280,000**

Two Double Bedrooms

City Center Location

No Upward Chain



Property Description

DESCRIPTION James Laurence is proud to present this stunning, newly built apartment in Galbraith House, located on Great Charles Street Queensway, right in the heart of Birmingham City Centre. This contemporary two bedroom, two bathroom residence offers the perfect blend of modern design and urban living. The apartment is complete with features such as hard wood flooring, modern designed kitchen, lift access and dual aspect windows, creating a light and open feel.

LOCATION This apartments convenient location is just steps away from Birmingham's vibrant shopping districts, restaurants, and cultural attractions. This apartment offers an unparalleled urban lifestyle, perfect for those seeking modern living in a prime city center location.

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: £3,000.00 Per Annum.

Ground Rent: £400.00 Per Annum

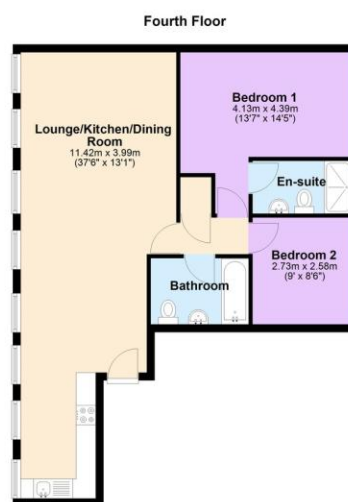
Ground Rent Review Period: TBC

Length of Lease: 117 Years Remaining.



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

Floor Layout



Total approx. floor area ()

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	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre 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 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