



# Boulton House

Birmingham City Centre

B5 7EX

Asking Price Of **£195,000**

*One-Bedroom Apartment*

*Ground Floor Apartment*

*469 Sq. Ft.*

*Ample Storage*



### Property Description

**DESCRIPTION** This beautiful one bedroom property is located in the popular B5 Development. Boulton House is situated in the leafy B5 area of Birmingham City Centre, which has direct access roads for commuting out of the City and is just a ten minute walk to New Street Train Station.

Briefly comprising of a large open plan living room and kitchen with integrated appliances. The spacious bedroom has a total of two built in wardrobes whilst the family bathroom has a modern bath/shower.

**LOCATION** Built in 2021 as a part of the B5 Central development by Barratt Homes, this property is offered with another 7 years approximately remaining on the NHBC Warranty. Being set on the edge of the City Centre nearby to the Southside area of Birmingham, this property would be perfect for anyone looking for City life but without the hassle and bussle of the city itself.

**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 - B**

**Service Charge - £1,485.10 Per Annum**

**Ground Rent - £0.00**

**Ground Rent Review Period – TBC**

**Length of Lease - 995 Years Remaining**



### Floor Layout



Total area: approx. 43.6 sq. metres (469.4 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.

Energy Efficiency Rating			
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		

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 are 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*