

56 Bath Row

Birmingham

B15 2DG

Offers over £140,000

Top Floor Apartment

Sold With No Upward Chain

One-bedroom

EPC Rating: C

Lift Access

Council Tax Band: D

Secure Allocated Parking

EWS1 Approved - B1 Rating

Full Length Balcony





Property Description

DESCRIPTION A spacious one-bedroom top floor apartment in the heart of Birmingham's thriving City Centre. The property benefits from high ceilings, a full length balcony, and secure allocated parking. The internal accommodation briefly comprises an entrance hallway leading to open-plan kitchen / living room, spacious double bedroom, and bathroom. The property is finished to a high standard throughout and is being sold with no upward chain.

LOCATION 56 Bath Row occupies a prime City Centre location on the cup of the Park Central, a stones throw away from The Cube, & The Mailbox. The development has a modern feel throughout and is located just a short walk away from both New Street Train and metro station, and a plethora of popular bar, restaurant and shopping amenities including, Bullring shopping centre and Grand Central. Beyond is the city's bustling financial district, whilst immediate access to good road and transport links of A38 makes further commuting easy.

JAMES LAURENCE ESTATE AGENTS 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 - £3,396.00 Per Annum

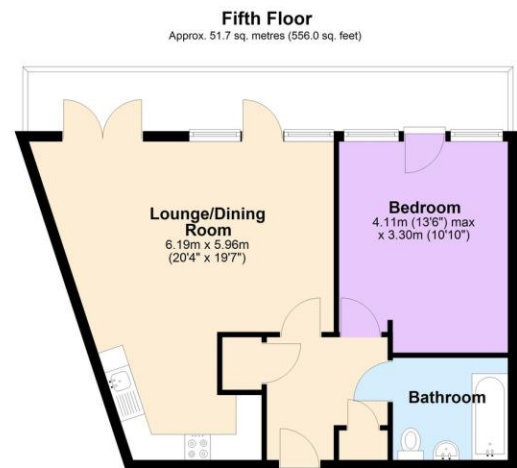
Ground Rent - £100 Per Annum

Ground Rent Review Period - TBC

Length of Lease - 127 Years Remaining



Floor Layout



Total area: approx. 51.7 sq. metres (556.0 sq. feet)

Total approx. floor area 556 sq ft (52 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		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH

James Laurence
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