

Balmoral Court

Birmingham

B1 2RU

Asking Price Of £195,000

Two Bedroom Apartment

First Floor

Two Bathrooms

Canal Views

Secure Allocated Parking

Gated Development

Sold With No Upward Chain





Property Description

DESCRIPTION A great opportunity to own a spacious two-bedroom apartment with views overlooking Birmingham's historic canals. The internal accommodation of this lovely apartment comprises an Entrance Hallway with two storage cupboards, Kitchen, Open-Plan Lounge / Dining Room which features a Juliette Balcony overlooking the canal, Two Double Bedrooms (one of which has an en-suite Bathroom) and a Family Bathroom. The property occupies a position overlooking Birmingham's historic Canal network, and benefits from allocated parking within a secure carpark, there is also guest parking available and a bicycle shed within the development.

LOCATION Balmoral Court's central location provides residents with easy access to the city centre by foot as well as road links. Birmingham New Street Station is just a 10 minute walk away, and Bus services run frequently with the nearest bus stop circa 0.1 miles away on Parade. Brindley Place is circa 0.5 miles away and is home to a wide variety of bars and restaurants as well as the Sea Life Centre and Utilita Arena

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware 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 - £2000 per annum

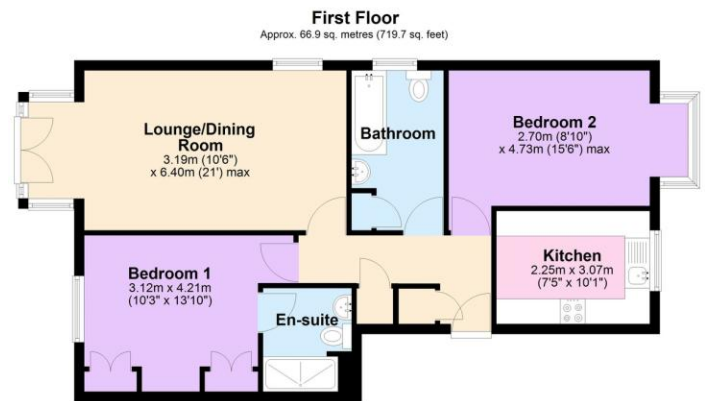
Ground Rent - £170 per annum

Ground Rent Review Period TBC

Length of Lease - 100 years



Floor Layout



Total area: approx. 66.9 sq. metres (719.7 sq. feet)

Total approx. floor area 719 sq ft (67 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		81 B
69-80	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