

Richard Lighton House

Birmingham City Centre

B1 3QQ

Asking Price Of **£115,000**

One-Bedroom Apartment

Ground Floor

No Upward Chain

366.5 Sq. Ft.



Property Description

LOCATION Richard Lighton House'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

DESCRIPTION A superb property for a first time buyer or an investor, comprising of a separate kitchen with appliances, living area, spacious bedroom and bathroom with shower over bath. The property is located by Birmingham's historic Canal network, and near local amenities such as shopping boutiques, restaurants and bars, close to the Bullring, Mailbox and Brindley Place.

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 - £1,680.00 Per Annum

Ground Rent - £100.00 Per Annum

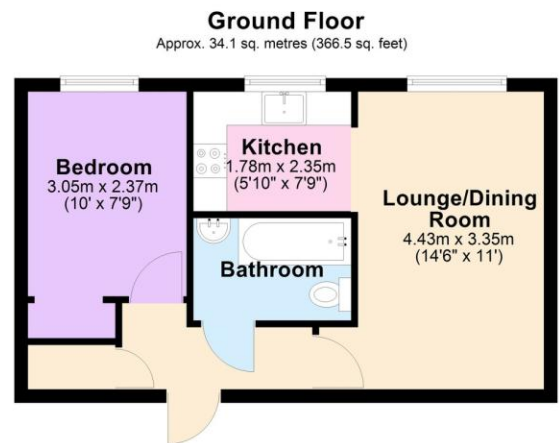
Ground Rent Review Period - TBC

Length of Lease - 991 Years Remaining

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



Floor Layout



Total area: approx. 34.1 sq. metres (366.5 sq. feet)

Total approx. floor area 367 sq ft (34 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	73 C	76 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