

# Malmesbury Park

Edgbaston

B15 3TY

Asking Price Of **£190,000**

*Top Floor Apartment*

*798 Sq. Ft.*

*Two Double Bedrooms*

*No Upward Chain*



### Property Description

**DESCRIPTION** A rare opportunity to acquire a top floor two bedroom apartment in the intimate and convenient Malmesbury Park development, in the heart of the Calthorpe Estate, Edgbaston.

The property offers well presented fitted kitchen, within storage cupboard, separate living room benefiting from large picture windows allowing swells of natural light-a constant theme throughout.

Two double bedrooms are complimented by a spacious family bathroom which features matching bath suite with corner shower, whilst further benefits include gas central heating, ample storage, secure intercom and with the luxury of a garage en bloc.

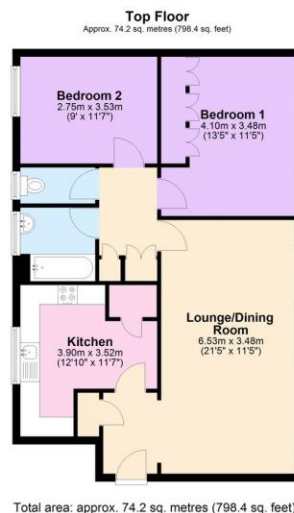
**LOCATION** Malmesbury Park is an intimate and private residential development offering communal grounds, with Chad Square on the doorstep and Harborne High Street a short walk away with facilities of Birmingham university and Queen Elizabeth Hospital beyond. Public transport links are available connecting to the city centre close by, making this ideal for city working professionals. Internal viewing highly recommended.

**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.



### Floor Layout



Total approx. floor area 798 sq ft (74 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		
69-80	C		76   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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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