



Hindon Square

Edgbaston

B15 3HA

Asking Price Of **£225,000**

Two-Bedroom Apartment

First Floor Apartment

831 Sq. Ft.

Off-Road Parking & Garage En Bloc



Property Description

DESCRIPTION A well presented first floor, two-bedroom apartment in a prime Edgbaston location on the doorstep of Birmingham city centre. The apartment boasts spacious lounge with separate fitted kitchen, double bedrooms and the luxury of garage en bloc. Offered with no upward chain.

LOCATION Situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading to Harborne Road and the city beyond.

The walkways leading to Chad Square taking in the duck pond offer unique greenery locally, whilst the property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of Harborne High street and is very accessible to A38 links to M6 motorway and Birmingham International Airport.

JAMES LAURENCE ESTATE AGENT 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 - C

Service Charge - £3,006.66 Per Annum

Ground Rent - Peppercorn.

Ground Rent Review Period - TBC

Length of Lease - 139 Years Remaining.



Floor Layout



Total approx. floor area 831 sq ft (77 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		
55-68	D	73 C	78 C
39-54	E		
21-38	F		
1-20	G		

Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston,

Birmingham, West Midlands, B15 3TQ


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