



Montague House

Edgbaston

B16 9HR

Asking Price Of **£185,000**

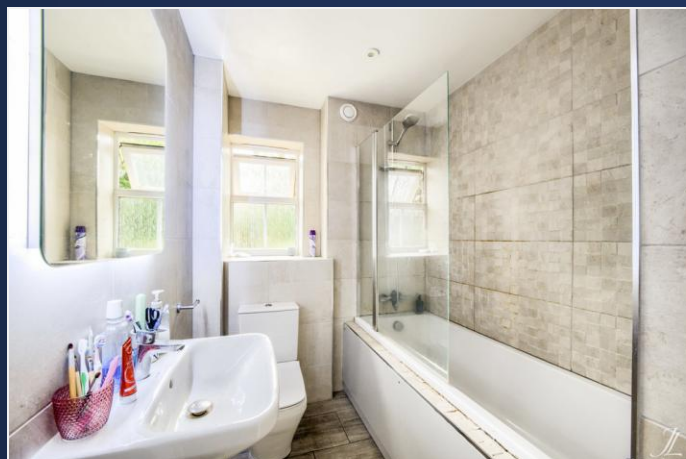
One-Bedroom Apartment

521 Sq. Ft.

Secure & Allocated Parking

No Upward Chain





Property Description

DESCRIPTION This first floor apartment is located in Montague House which is a secure gated development in the heart of Edgbaston. This is the perfect spot for those of you that enjoy peace and quiet, yet do not wish to be far away from the action. You would never guess that the hustle and bustle of the City Centre and Harborne High Street with its array of shops, bars and restaurants are within such easy reach.

The lounge creates a very sociable room for entertaining ensuring that one end of the room is large enough for the biggest of settees and the other end is the perfect space for a dining table to seat your guests on those dinner party occasions with a balcony just off. The kitchen is sleek and modern with integrated appliances and has ample cupboard space for all your condiments, pots and pans. There is one double bedroom as well as there being a family bathroom. The property also benefits from having underfloor heating throughout and a secure allocated parking space, so you will never be searching for somewhere to park.

LOCATION Edgbaston traditionally has a reputation for being one of the most upmarket and affluent parts of Birmingham or "where the trees begin". In the 19th century, the area was under the control of the Gough-Calthorpe family who refused to allow factories or warehouses to be built in Edgbaston, thus making it an attractive place to live.

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 - C
Service Charge - £2,920.00 Per Annum
Ground Rent - £550.00 Per Annum
Length of Lease - 119 Years Remaining



Floor Layout



Total approx. floor area 521 sq ft (48 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	81 B	81 B
69-80	C		
55-68	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