



## The Edg

Edgbaston

B15 2GJ

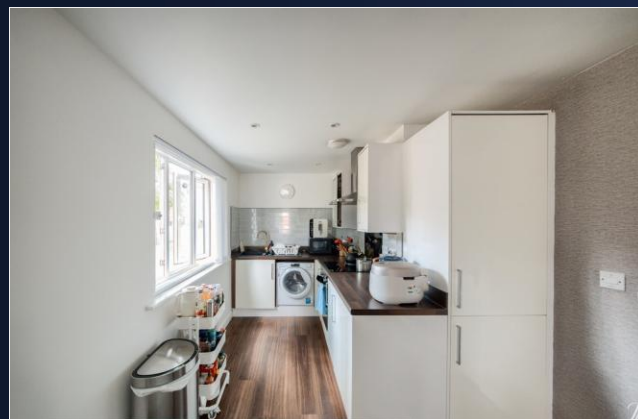
Asking Price Of **£235,000**

*Two-Bedroom Apartment*

*Two Bathrooms*

*Ground Floor*

*Secure Allocated Parking*





## Property Description

**DESCRIPTION** A spacious two bedroom two bathroom apartment with secure allocated parking, located in a popular Edgbaston development on the cusp of Birmingham City Centre.

The internal accommodation comprises an entrance hallway with storage cupboard leading to an open-plan kitchen / lounge / dining room, a family bathroom, and two double bedrooms (one of which has an ensuite bathroom). To the outside of the property, there is an allocated parking space in the development's secure car park.

The property has been maintained to a very high standard throughout and is sold with no upward chain. This apartment would be suitable for both owner-occupiers and property investors alike. Viewings are highly recommended.

**LOCATION** The Edg occupies a prime location within Edgbaston on the cusp of Birmingham's City Centre. The property is close to Queen Elizabeth hospital, particularly easy to commute to by train from nearby Five Ways train station-on the New Street line. The recent tram line extensions mean there is a short walk to a station. The property is within easy reach of local amenities of nearby Temple Field Square shops with and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.

Excellent primary, secondary and prep schools are very close to and with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

Leisure facilities are provided with The Edgbaston Priory club on the doorstep-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby, complimenting the luxury boutiques and eateries in the expanding Edgbaston Village.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band:** B

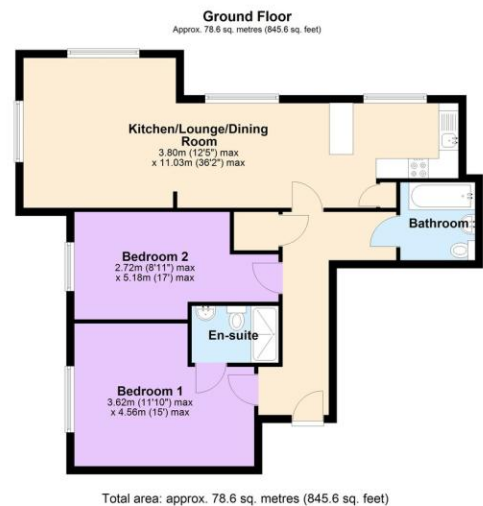
**Service Charge:** £1,629.71 Per Annum

**Ground Rent:** £300.00 Per Annum

**Length of Lease:** 113 Years Remaining



## Floor Layout



Total approx. floor area 845 sq ft (79 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.

## Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston,  
Birmingham, West Midlands, B15 3TQ

*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