



## King Edwards Wharf, Birmingham, B16 8AH

- One bedroom with additional study/temporary second bedroom
- Duplex apartment with large windows and juliet balcony
- Approx 763sqft
- Fantastic investment opportunity or home, strong yields achievable
- Service charge - approx. £2800pa
- One bathroom with additional guest WC
- Secure allocated parking
- 24 hour concierge
- Lease length - Approx. 105 years remaining on the lease
- Ground rent - approx. £150pa

\*Chain free\* FleetMilne are delighted to present this fantastic duplex apartment in the exclusive King Edwards Wharf development. This luxury apartment boasts 1 double bedroom, a study/temporary second bedroom along with a family bathroom and a WC, and is very much worth viewing!

This is the perfect first-home, well-located for walking into the city centre or travelling further out of the city with public transport links within easy reach of the property. Measuring in at over 760sqft, this smartly presented apartment offers an open-plan living area with double height ceiling, integrated kitchen with gas hob (yes, gas!), guest WC and main bathroom mezzanine bedroom on the upper floor with adjoining ensuite. The apartment also benefits from a secure and allocated parking space with juliet balcony over the canal. a sleek main bathroom with a shower, and one spacious bedroom, with plenty of natural light throughout. The development is famous for its exclusive residences, and is a hit with owner occupiers and investors alike.

The property offers a fantastic investment opportunity, with a strong rental potential which could provide a yield of around 6.9% and strong capital growth expected with various major projects in Birmingham with plenty of staff relocation for these projects. The property would also suit an owner occupier offering plenty of living space, perfect for hosting!

King Edwards Wharf is situated next to the vibrant Brindleyplace, which is home to a wide variety of bars and restaurants as well as the Sea Life Centre and Barclaycard Arena. The property is also just 0.8 miles from Five Ways railway station,

# BUY ME

## £185,000

