



I-Land Apartment, Essex Street, B5

No Chain - Offers Invited A Top Floor Two Bedroom Apartment Located in the Chinese Quarter, within minutes walk to every local amenity you would ever need. Fresh produce markets, local shops, New Street and The Bullring, all at your doorstep. Allocated Parking and 24 Hours Concierge.

- High Floor Modern One Bedroom Apartment
- Allocated Secure Parking
- EPC Rating C
- Council Tax Band D
- NO Upward Chain
- Nearby Local Shops and Fresh Food Markets

Offers In Region Of £180,000



Property Description

I-land Apartment, Birmingham, is located within the I-Land development, which was built on the site of a former industrial area. Here's a brief history:

Early Years

The area around Essex Street was originally home to various industrial buildings, warehouses, and factories, dating back to the 18th and 19th centuries.

During the Industrial Revolution, the area became a hub for manufacturing and trade, with companies producing goods such as metals, machinery, and textiles.

Decline and Regeneration

By the mid-20th century, the area had declined due to the decline of industry and manufacturing in the UK.

In the late 1990s and early 2000s, the area underwent significant regeneration efforts, including the development of the I-Land complex.

Present Day

I-Land apartment is now part of a thriving mixed-use community, featuring modern apartments, offices, and leisure facilities.

LIVING ROOM 20' 0" x 8' 7" (6.119m x 2.641m) Wooden effect flooring with double glazed floor to ceiling windows looking towards the internal courtyard with water ponds, TV point, sockets, ceiling pendant lights.

MODERN FITTED KITCHEN 10' 5" x 8' 5" (3.178m x 2.566m) Unique U-sharp open modern fitted kitchen leading from the living quarters, with socket, switches, built-in sink and appliances: Electric hob, oven, extractor hood, fridge and freezer. also benefitting under wall mounted cupboard lights to provide ambience while cooking and socialising with the family and friends.

ENTRY HALL WAY Entry hall way lead into every rooms of the apartment and provide some additional space for storage for things like shoe cupboard.

BEDROOM ONE 15' 6" x 9' 5" (4.734m x 2.892m) The main bedroom has the same facing as the living room (courtyard facing) with great amount of natural light flooding the entire room, providing a bright yet calming room to relax in. Comprising carpeted flooring, double glazed floor to ceiling windows, socket, switches, TV point and ceiling pendant lighting.

BEDROOM TWO 10' 1" x 7' 3" (3.09m x 2.222m)

FAMILY BATHROOM 7' 8" x 6' 9" (2.352m x 2.076m) Three piece bathroom suite with shower over bath, tiled bath surrounds and tiled flooring, wall mounted mirror, wall mounted electric heater.

Ownership- 100%

Tenure- Leasehold. We are advised by the vendor that there is approx. 117years remaining on the current lease.

Service Charge- We are advised by the vendor that the current service charge is approx. £2820.00 per annum with review period of TBC

Ground Rent- We are advised by the vendor that the current ground rent is approx. £300.00 per annum with review period of TBC

* Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

Services- Mains Water, mains electricity and mains drainage

Local Authority- Birmingham City Council, Council House, Victoria Square, Birmingham, B1 1BB

Council Tax Band- D

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Essence has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Essence has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Tenure

Leasehold (117 Years)

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Birmingham

West Midlands

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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