



Iland Building, Essex Street, Birmingham | B5 4TU

A stunning two bedroom apartment in the I-Land Building. Allocated parking and a private dual entry balcony ensures you'll never want for anything more. Just minutes walking distance to New Street Station, The Bullring, local shops and a fresh produce market, giving you nearby convenience at home.

- Modern Two Bedroom Apartment
- Excellent Condition
- EPC Rating B & Council Tax Band D
- Allocated Secure Parking Space
- Dual Entrance Private Balcony

Guide Price £225,000



Property Description

THE HISTORY OF I-LAND The I-Land Building is built on the site of a former industrial area. Here is a brief overview of the history for the area on which it is built:

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

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

- 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.

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

A modern, unfurnished two bedroom apartment, located in the ever popular development of Iland. Located on Essex Street, Chinese Quarter, your new home is within minutes walk to New Street Train Station and much more.

LOUNGE/DINER 17' 0" x 10' 8" (5.190m x 3.257m)

This generously sized living space will cater to all your desires for a new home. The lounge area consist of light coloured walls that match the wood effect

flooring, as well as electrical heaters, plug sockets and switches as standard.

KITCHEN 8' 1" x 7' 3" (2.478m x 2.221m) The kitchen is dressed with sleek, modern black cupboards that is contrasted by the lighter, spacious counter tops. It comprises of an electric oven and countertop hob, built in fridge and freezer, as well as a stainless steel sink basin.

BEDROOM 14' 2" x 8' 9" (4.343m x 2.682m) The main bedroom draws a lot of sunlight, and is generously spaced to allow for a double bed and other furniture such as drawers and wardrobes. This bedroom has thick carpets, as well as standard electric heaters, sockets and switches, as well as access to the balcony. This room also has access to your very own ensuite bathroom.

ENSUITE 7' 6" x 5' 6" (2.296m x 1.691m) This tiled ensuite bathroom features a step-in shower with stainless steel mixers and shower fittings. This ensuite is also accompanied by a toilet and wide ceramic sink basin. Above the sink there is a wide mirror and a large shelf to accommodate for all your toiletries.

BEDROOM 11' 5" x 8' 11" (3.494m x 2.732m) This fairly sized bedroom comprises of a thick carpet, plug sockets and switches, and electrical heating. This room has direct access to the properties wide balcony

BATHROOM 7' 2" x 6' 6" (2.194m x 2.000m) The main bathroom is tiled in a modern style, and features both bath and shower options (with stainless steel mixers and taps). The ceramic sink basin has a space to the left for your toiletry requirements, as does the large shelving space above. This bathroom features a large mirror to add depth to the room.

Ownership - 100%

Tenure - Leasehold. We are advised by the vendor that there is approx. 113 years remaining on the current lease.

Service Charge - We are advised by the vendor that the current service charge is approx. £3,539.66 per annum.

Ground Rent - We are advised by the vendor that the current ground rent is approx. £300 per annum.

*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 (113 Years)

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	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 are 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