



£1,200 Per Month

Apartment 12 Balmoral Court Scotland Street, Ladywood, Birmingham, West Midlands, B1 2RU

Apartment 12 Balmoral Court Scotland Street, Ladywood, Birmingham, West Midlands, B1

2RU

****TWO BEDROOM APARTMENT IN A PRIME LOCATION WITH GORGEOUS CANAL VIEWS!**** Located in a modern development on Scotland Street, this lovely two-bedroom apartment offers good access routes and close proximity to the city centre, with Brindley place being a short distance away and offering a lovely canal side walk. This property benefits of secure parking, gated entrance and the accommodation briefly comprises; kitchen, living room with lovely views of the Birmingham Canals, bathroom, two bedrooms with bedroom one benefitting from an en-suite. EPC rating is C. Arrange your viewing to fully appreciate this delightful apartment!

Approach

The property is approached via a secure gated communal ground with parking facilities and steps leading to wooden front entry door opening into:

Communal Entrance

With wooden door opening into:

Hallway

With a door opening into storage cupboard providing useful storage, further storage cupboard housing the water tank, wooden floor covering, wall mounted electric heater, two ceiling light points, loft access point and doors opening into:

Living Room

10'6" x 20'10" (3.21 x 6.36)

With laminate wood effect floor covering, wall mounted electric heater, two ceiling light points, window and doors opening to Juliette balcony giving views to Birmingham Canals.

Kitchen

10'1" x 7'4" (3.08 x 2.25)

With a selection of wall and base units with wooden effect work surfaces over, integrated oven and hob, integrated fridge freezer and dishwasher as well as washer/dryer, stainless steel sink and drainer with mixer tap over, ceiling light point, tiled splash backs and double glazed window to the front aspect,

Bedroom One

15'5" x 8'11" (4.71 x 2.72)

With ceiling light point, wall mounted electric heater, laminate wood effect flooring, double glazed window to the rear aspect, selection of built-in wardrobes with over head storage, built-in dressing table and door opening into:

En-Suite

3'10" x 6'8" (1.172 x 2.05)

With a low flush WC, sink with two taps over, walk-in shower cubicle with electric shower over, ceiling light point, tiled splash backs, tiled flooring and extractor fan.

Bedroom Two

12'1" x 10'2" (3.7 x 3.11)

With double glazed window, ceiling light point and wall mounted electric heater.

Bathroom

With door opening into airing cupboard providing useful storage, wash hand basin with two taps over, tiling to splash backs, bath with mixer tap and shower attachment and low flush WC.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Apartment 12 Balmoral Court, Scotland Street, Birmingham, B1 2RU is band E and the annual Council Tax amount is approximately £2,382.41 subject to confirmation from your legal representative.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

