



## Apartment 26 103 The Edg Springmeadow Road

City Centre, Birmingham, B15 2GJ

Offers In The Region Of £190,000





**\*TWO BEDROOM APARTMENT IN A GREAT LOCATION!\*** This two double bedroom apartment is situated within walking distance of City Centre and comprising of entrance hallway, open plan living room and kitchen, bedroom, second double bedroom and apartment bathroom! There is an allocated parking space at the rear also. To arrange a viewing, please contact our Moseley Office or alternatively please visit our website for further information. Energy Efficiency Rating C.



#### Approach

This two bedroom flat is approached via a wooden front entry door opening into:

#### Hallway

With two ceiling light points, wall mounted electric heating radiator, door opening into storage cupboard housing the water tank and doors opening into:

#### Bedroom One

10'4" x 10'2" x 17'5" x 4'6" (3.17 x 3.11 x 5.32 x 1.39)

With ceiling light point, wall mounted electric radiator and floor to ceiling double glazed window to the side aspect,

#### Bedroom Two

7'10" x 8'4" x 14'5" x 3'10" (2.41 x 2.55 x 4.41 x 1.17)

With ceiling light point, wall mounted electric radiator and double glazed window to the side aspect.

#### Bathroom

6'6" x 6'3" (1.99 x 1.92)

With ceiling spotlights, wall mounted electric towel rail, tiled effect flooring, bath with mixer tap and shower over, wash hand basin with mixer tap, tiling to splash backs and high flush WC.

#### Living/Kitchen

16'11" x 16'2" x 12'9" (5.16 x 4.93 x 3.91)

With ceiling light points, spotlights, two wall mounted electric radiators, double glazed UPVC door giving access out to the balcony and walkway into kitchen. With lino to flooring, wall and base units with integrated Induction hob with AEG extractor over, integrated oven, integrated washing machine and integrated fridge and separate freezer.

#### Communal Grounds

With one allocated parking space.

#### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 113 years, the ground rent is approximately £300 per annum and the service charges are approximately £1,523.60 per annum (subject to confirmation from your legal representative).





## Floor Plan

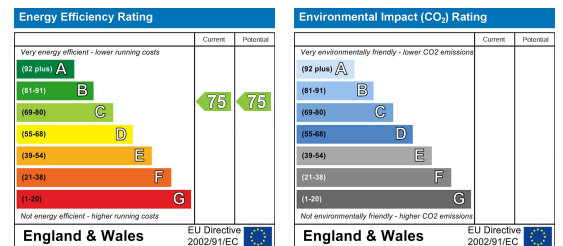
**The Edg, Springmeadow Road**  
For illustrative purposes only, NOT to scale.



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.