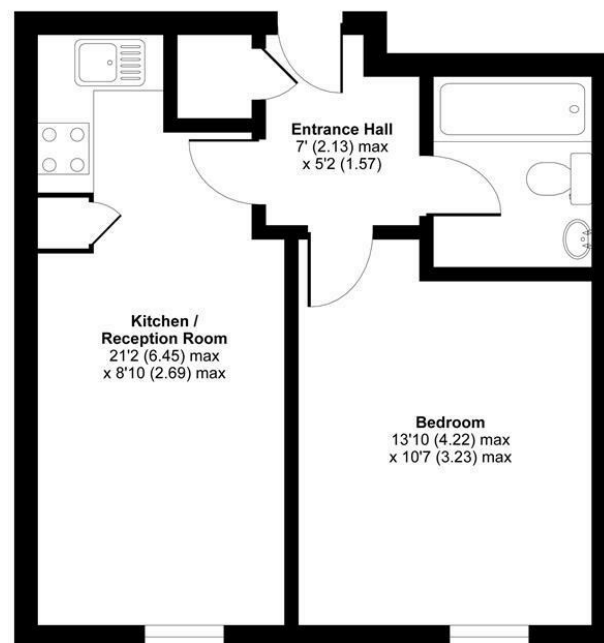


Lombard Street, Birmingham, B12

Approximate Area = 407 sq ft / 37.8 sq m
For identification only - Not to scale



FIRST FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Vision Properties. REF: 759820.

PROPERTY ADDRESS

2503
Cotton House Fabrick
Square
Lombard Street
Birmingham
West Midlands

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Fabrick Square, B12



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01215162222

Email Us
solihull@vision-properties.co.uk

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- Sought after development
- Contemporary one bedroom apartment
- Stunning city centre views
- Open plan living

CASH BUYERS ONLY Vision Properties are delighted to offer this contemporary one bedroom apartment in the sought-after development, Fabrick Square in Digbeth. Ideally located in Birmingham's creative quarter, the apartment is close to many local amenities including the Bullring Shopping Centre....

CASH BUYERS ONLY

Vision Properties are delighted to offer this contemporary one bedroom apartment in the sought-after development, Fabrick Square in Digbeth.

Ideally located in Birmingham's creative quarter, the apartment is close to many local amenities including the Bullring Shopping Centre. Birmingham New Street and Moor Street train stations are just a short walk away, providing the perfect location for people to live and work in Birmingham City Centre.

Benefitting from stunning city centre views the property briefly comprises:

Welcoming entrance hallway with useful storage cupboard, housing the washing machine.

Kitchen/Reception Room (6.45 x 2.69) - open plan living area with dark oak effect laminate flooring. Modern white gloss kitchen units with integrated appliances including, oven, hob, extractor fan and fridge/freezer. Space for dining table.

Bedroom One (4.22 x 3.23) - large double bedroom with grey carpet.

Bathroom - stylish suite with shower over bath, wash basin with vanity unit and WC.

ATTENTION INVESTORS: Estimated rental value of £775 pcm, generating an attractive 6.4% yield. Currently let at a reduced rent of £625 pcm due to Covid. Previously let at £725 pcm, tenancy agreements can be provided as evidence of this, upon request.

Lease Information
Lease Length - 120 years remaining
Ground Rent - £350
Service Charge - £1060

Council Tax Band B



1 bedroom Apartment £135,000



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