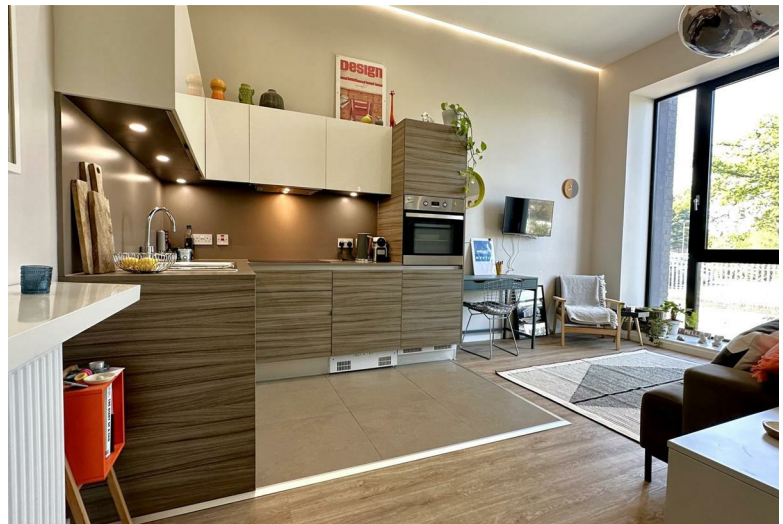




## Apartment 208, 81, The Franklin Bournville Lane

Bournville, Birmingham, B30 2BZ

Asking Price £150,000





**\*SUPERB CONTEMPORARY APARTMENT IN MUCH SOUGHT AFTER LOCATION! NO CHAIN!\*** Located in this much sought after development in the heart of Bournville and being perfectly placed for access to the nearby places of interest including the QE Hospital, University of Birmingham and City Centre with Bournville train station only being a short stroll away and also well located for access into Bournville's historic village green but also Stirchley high street with all of its independent bars and restaurants. The apartment itself offers contemporary styling throughout with the addition of a residents gym. EPC Rating C and Council Tax Band B.



### Approach

This superb, contemporary building is approached via a communal front entrance with communal entrance seating area and access to the residents gym and under ground parking with lift and stair access to the second floor with hardwood front entry door opening into:

### L-Shaped Entrance Hall

With laminate wood effect floor covering, recessed spots to ceiling, double opening doors into in-built storage cupboard with plumbing facility for washing machine, electric fuse board and storage. The hallway also offers a central heating radiator and internal door opening into:

### Shower Room

5'9" x 6'3" to rear of shower (1.77 x 1.92 to rear of shower)

With a contemporary Italian style suite comprising wall hung wash hand basin with hot and cold mixer tap, hidden cistern push button rocker WC, in-built storage shelving and wall mounted mirror, heated chrome towel rail, tiled flooring and splash backs, walk-in shower with mains operated rain effect shower and recessed spots to ceiling.

### Bedroom

10'0" max x 11'1" max (3.07 max x 3.4 max)

With floor to ceiling feature double glazed window, recessed spots to ceiling and central heating radiator.

### Open Plan Living/Kitchen Aea

17'6" to window recess x 10'8" (5.34 to window recess x 3.27)

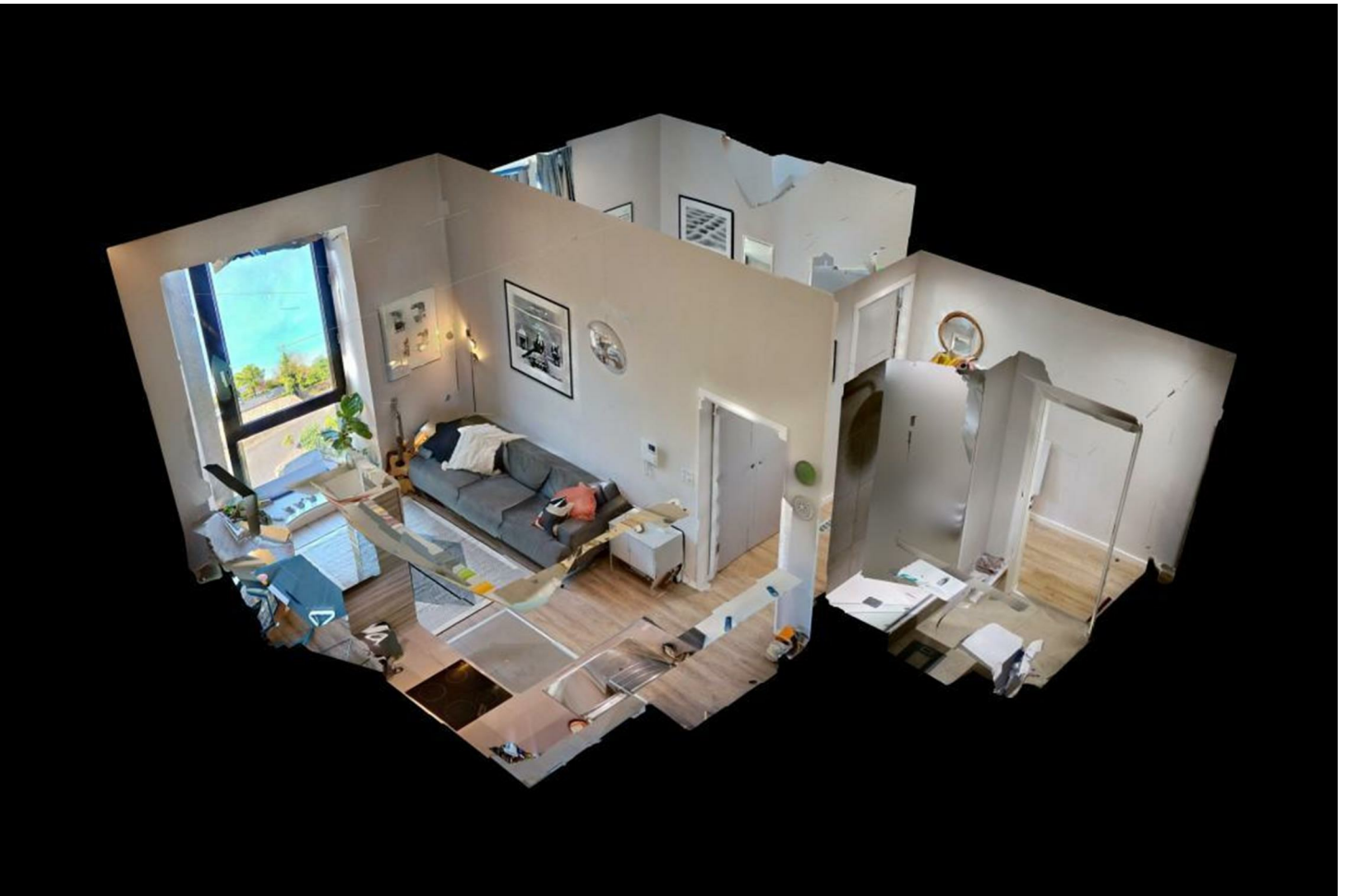
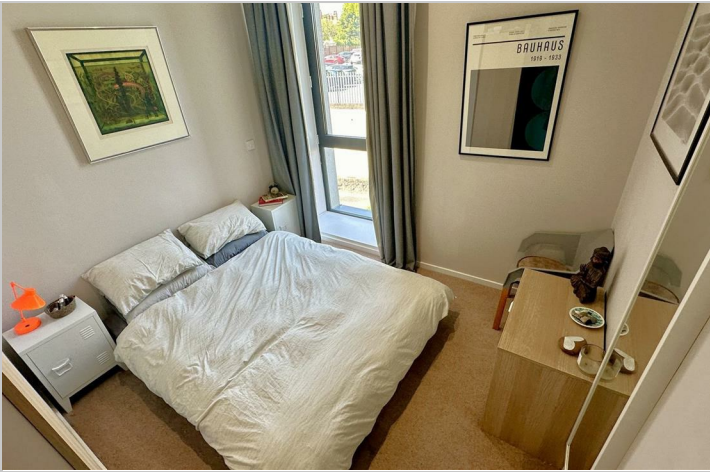
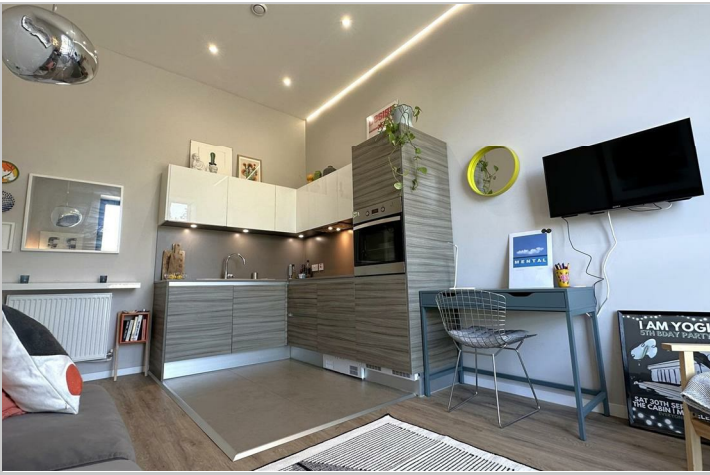
L-shaped kitchen area with tiling flooring, a selection of Italian designed wall and base units with integrated Teka oven and Teka four ring burner electric/induction hob with in-built extractor over, stainless steel sink and drainer with hot and cold mixer tap, integrated fridge and integrated freezer, integrated Teka dishwasher, work surface and under cupboard lighting. Living Area with laminate wood effect floor covering, central heating radiator, floor to ceiling feature double glazed window, recessed spots to ceiling, further incorporating feature lighting LED strip and wall mounted telephone intercom system.

### SERVICE CHARGE DETAILS

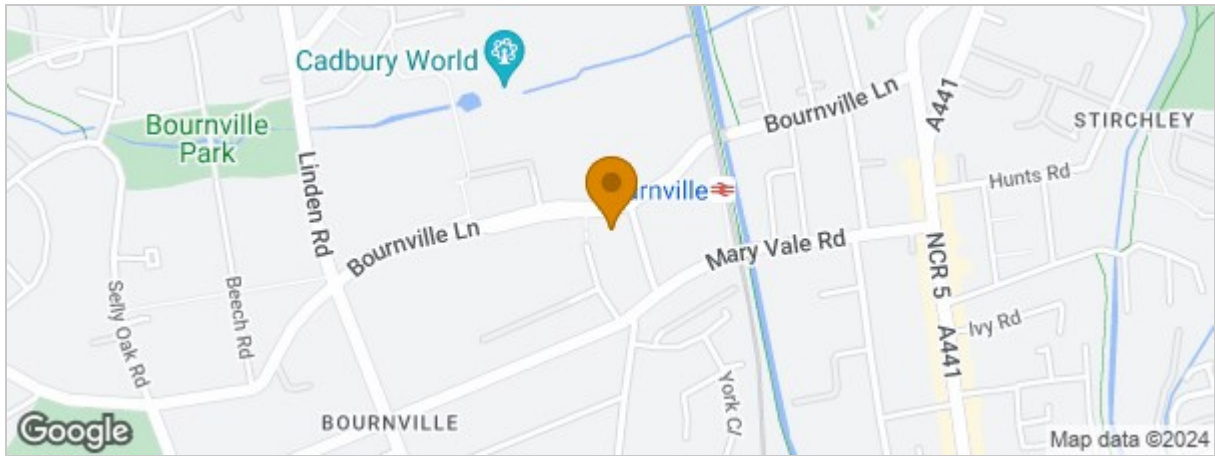
Please note the service charge is payable six months in advance. The charge for the current period (1st October 2023 to 31st March 2024) is £1521.41. It is higher due to work having been carried out in the building to comply with new legislation. Previous service charge averages have been £805 for six months for this apartment. We await confirmation on the service charge decreasing, once works are completed. However please confirm all details with your acting solicitor

### LEASE DETAILS

LEASE 1/1/2015 150 YEARS  
140 YEARS REMAINING

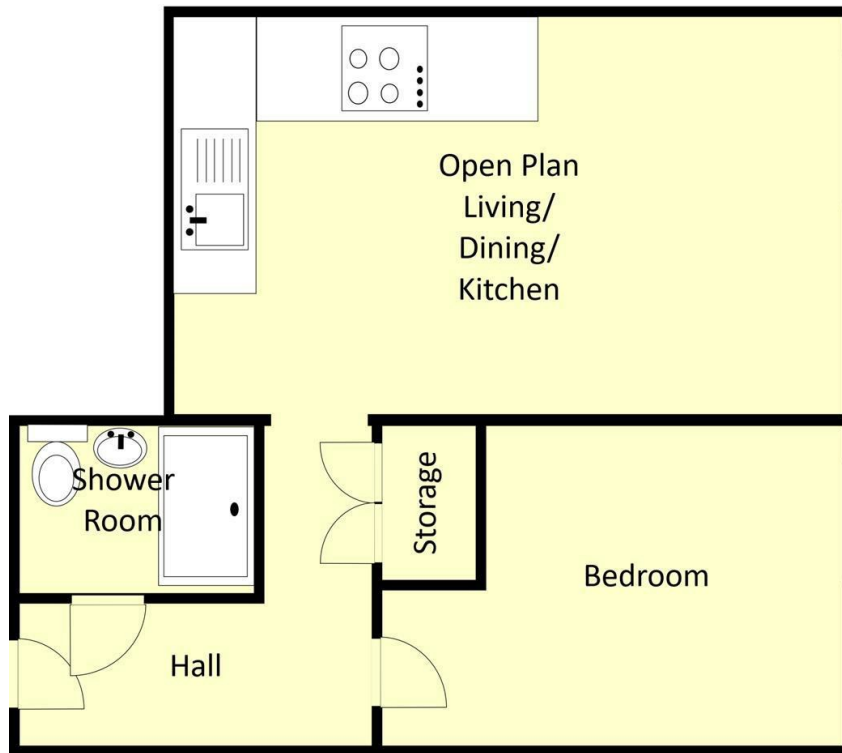






### Floor Plan

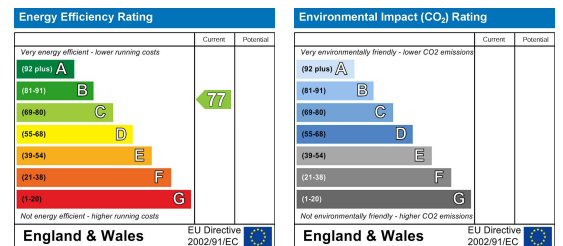
**The Franklin**  
For illustrative purposes only, NOT to scale.



### Viewing

Please contact our Bournville Office on 0121 458 1123 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.