



Skyline, 165 Granville Street, Birmingham, B1 1JW Offers Over £140,000

**** INVESTMENT PROPERTY ** TENANTED PROPERTY ** INVESTMENT OPPORTUNITY ****

Nicholas Humphreys are proud to present this one bedroom apartment situated in Birmingham City Centre, currently tenanted. EWS1 Certificate available.

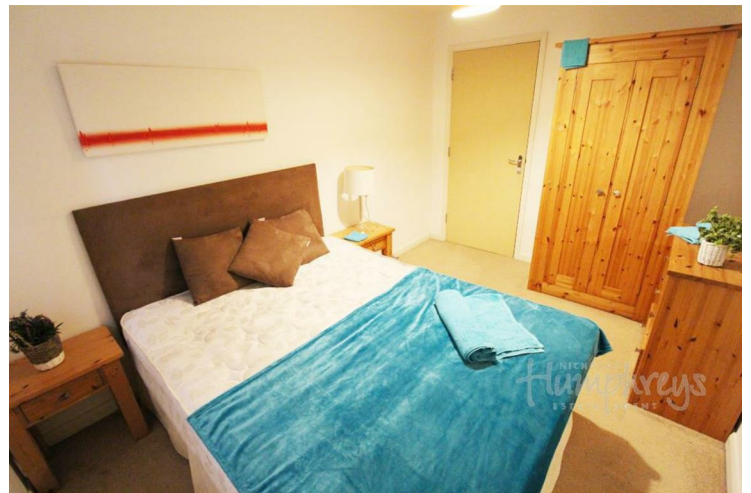
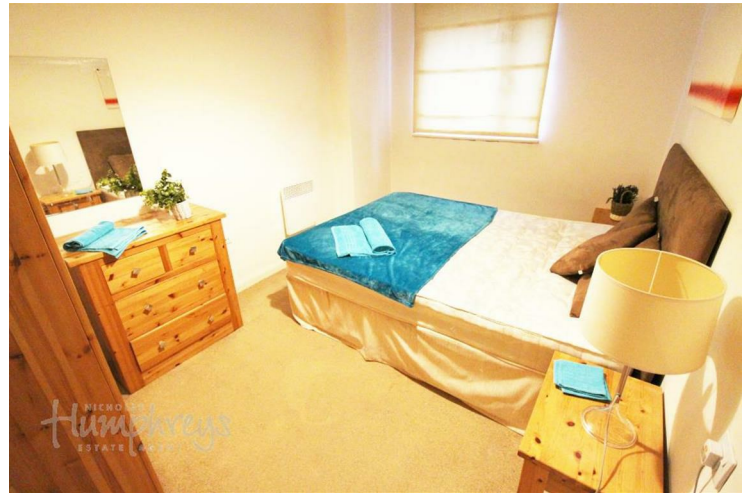
The property consists of one double bedroom, spacious open plan living area, modern kitchen with an integrated oven and white goods and family bathroom. The apartment is currently rented at £840 PCM. This modern first floor apartment is within close proximity to a range of amenities, Bull Ring, New Street station and MailBox. The area also offers excellent road and transport links for travel both locally and M6 motorway.

We would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

The Accommodation



The accommodation briefly comprises a entranceway, a spacious open-plan living room with a fitted kitchen with an integrated oven, washing machine and fridge freezer. One double bedroom and a stylish three-piece bathroom with a tub-shower combination, a hand wash basin and a WC. The property benefits from a concierge service on the ground floor.



Leasehold

The apartment is leasehold and the information supplied by the vendor informs us the expiry date of the lease is the year 2161, Current ground rent £362.64 and a service charge of £1423.90. This is reviewed annually.

A tenant is in occupation, within a 12 month agreement.

EWS1 Certificate

An EWS1 certificate is an External Wall System Fire Review certificate.

They come into play when a leaseholder is buying or selling or re-mortgaging an apartment in a multi-storey multi-occupied residential building.

It is not a building safety certificate or a legal requirement. It is a mortgage valuation tool. EWS1 certificates are not issued by the Fire Brigade.

The Royal Institute of Chartered Surveyors (RICS) and mortgage lenders jointly created the EWS1 form. It was launched in December 2019 as a way for mortgage lenders to assess the external wall safety of buildings over 18 meters.

It helps them decide whether to offer a mortgage on any given apartment within multi-storey, multi-occupied residential buildings.

Draft details awaiting vendor approval and subject to change.

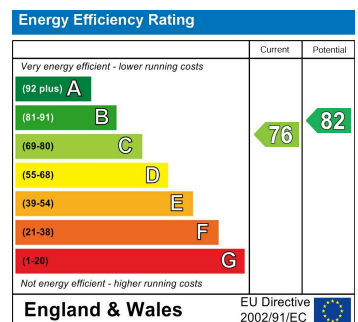


Council Tax Band C Leasehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.



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