



## **Park Works, 262 Bradford Street, Birmingham, B12 0AJ**

### **Asking Price £275,000**

**\*\* LANDLORD INVESTMENT \*\* TENANTED @ £1250 PCM \*\* ONGOING INVESTMENT IN CITY CENTRE \*\***

Nicholas Humphreys are proud to present this two bedroom, two bathroom apartment with secured parking, rooftop terrace, currently tenanted,

The property consists of two double bedrooms, master bedroom with en-suite, spacious open plan living area, modern kitchen with an integrated oven and white goods, family bathroom and designated parking space. The apartment is currently rented at £1250 PCM.

This modern third floor apartment is located in Digbeth with close proximity to City Centre, Bull Ring, Grand Central, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield.

## The Accommodation

The accommodation briefly comprises a entranceway, a spacious open-plan living room with a fitted kitchen, an integrated oven, dishwasher, washing machine and fridge freezer. Two double bedrooms (of which the larger bedroom has its own bathroom, with shower, WC and hand basin) and a stylish three-piece bathroom with a tub-shower combination, a hand wash basin and a WC. Externally, the property benefits from a designated parking space.

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

## LEASEHOLD

Service Charge £1217.03 pa

Ground Rent £247.25 pa

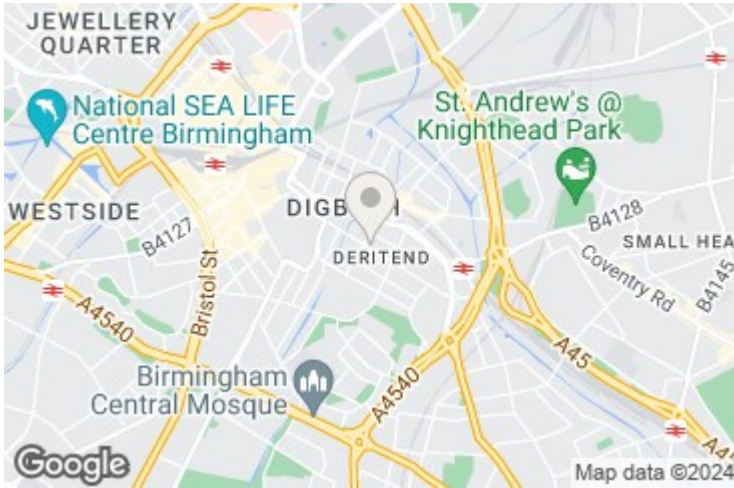
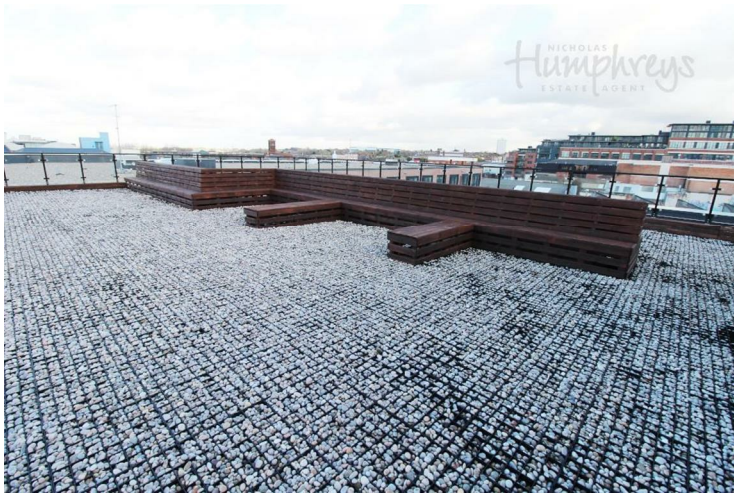
125 Years remaining on lease END DATE 29/06/2149

ALL THE ABOVE IS SUBJECT TO ANNUAL; REVIEW AND CHANGE.

The figure reflect 2023 to 2024

All the details within the advertisement are 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.

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	

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