



**Connells**

Islington Gates Fleet Street  
Birmingham





### Property Description

A very well presented and spacious one bedroom apartment, with a canal side location with views over Summer Row towards the city centre. The property benefits from a large entrance hall way with two storage cupboards, one being perfect for a washing machine and dryer and the second perfect for use as a cloakroom. The entrance way leads into an open plan living / dining / kitchen, with a separate pantry. There are large ceiling to floor windows with a Juliet balcony in the living room. The double bedroom has built in double wardrobes. A family bathroom has a double shower, WC and sink. There is no upward chain and the property is perfect either for a first time buyer looking to move to the City or as an investment opportunity. The property has been tenanted since 2017 and generates a good rental yield of £800 PCM.

### Entrance Hall

Having main entrance door, laminated flooring, secure entrance phone, two built in storage cupboards, one currently being used for a washing machine and the second being used as a cloakroom.

### Lounge/diner

Having double glazed floor to ceiling windows to front with Juliet balcony, wall mounted electric heater, laminate flooring, TV and telephone points

### Kitchen Area

Fitted kitchen with base units, stainless steel sink, one and a half bowl, integrated electric oven and hob, with cooker hood over, roll top work surfaces, integrated dish washer, built in pantry cupboard, spot lights to ceiling, space for fridge/freezer

### Bedroom One

Having double glazed window to front, built in

wardrobes with sliding mirrored doors, wall mounted electric heater, laminate flooring, TV point

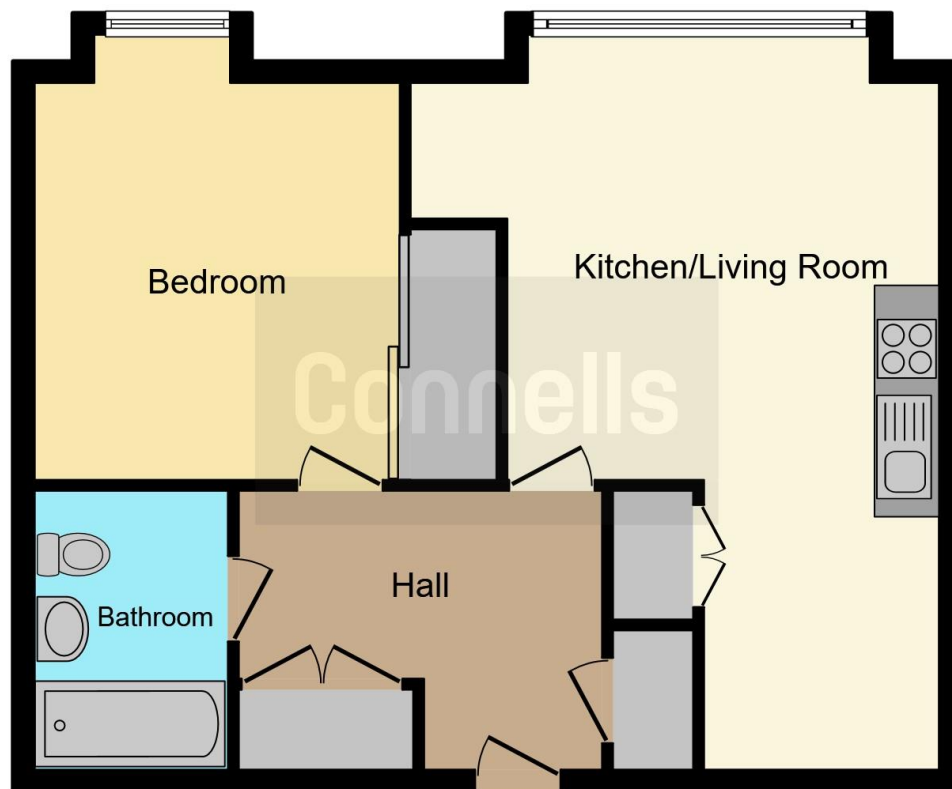
### Bathroom

Having modern walk in shower, low level WC, wash hand basin, shaver point, heated towel rail, part tiled, spot lights to ceiling

### External

Communal entrance hallway, with lift access to all floors





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 1466.44

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG109779](https://www.connells.co.uk/Property/DIG109779)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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