

for sale

offers in the region of **£155,000**



## Islington Gates Newhall Street Birmingham B3 1JN

Extremely spacious one bed apartment located in the very popular Islington gates development. NO UPWARD CHAIN. Perfect investment property in Birmingham City Center. A stone's throw from SNOW HILL and NEW STREET STATION. Walking distance to BULLRING & GRAND CENTRAL.



# Islington Gates Newhall Street Birmingham B3 1JN

## Open Plan Kitchen Area

19' 8" x 16' 1" ( 5.99m x 4.90m )

Open plan kitchen comprising of a range of wall and base units. Stainless steel sink and drainer with chrome mixer tap. Integrated under counter oven with ceramic hob and extractor fan overhead.

## Living Area

Living area benefiting from an array of natural light with floor to ceiling windows. Electric heating with TV and Tel Points.

## Bedroom

12' 10" x 9' 10" ( 3.91m x 3.00m )

Large double bedroom with double glazed window to the left and

an electric heater, TV and Tel Points access to bathroom and storage room.

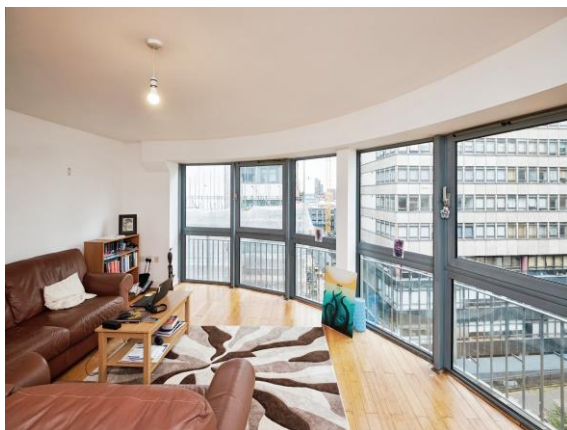
## Bathroom

7' 7" x 5' 7" ( 2.31m x 1.70m )

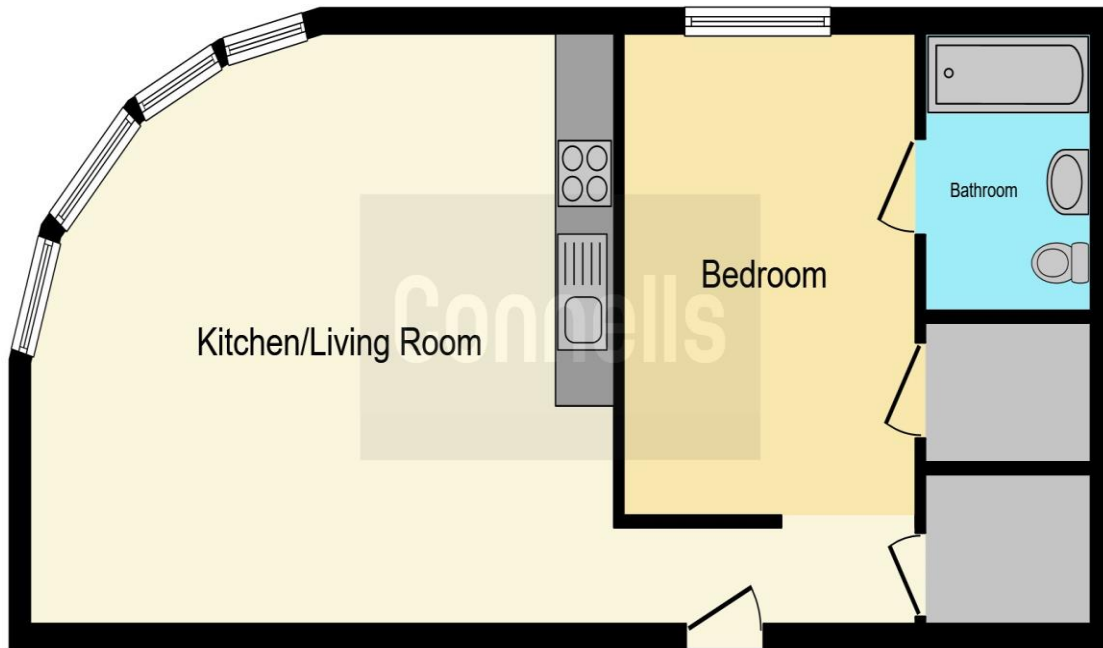
Part tiled bathroom with counter top, A full walk in shower and glass shower screen. W/C and lower level hand wash basin.

## Lease And Service Charge Info

104 years Left on Lease  
Ground Rents £200 pa  
Service Charge £1900  
Remus Management







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

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
BIRMINGHAM B3 3LP

Property Ref: DIG110045 - 0012

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/DIG110045](http://connells.co.uk/Property/DIG110045)**

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

