

for sale

£200,000



## Islington Gates Fleet Street Birmingham B3 1JL

MODERN, RENOVATED TWO BEDROOM apartment, located within BIRMINGHAM CITY CENTRE, Moments walk to main transport links and local amenities. FANTASTIC INVESTMENT OPPORTUNITY.





# Islington Gates Fleet Street Birmingham B3 1JL

## Entrance Hall

### Kitchen

20' 10" x 14' 4" ( 6.35m x 4.37m )  
Open plan kitchen comprising of wall and base units, integrated over and hob with extractor fan overhead .

### Bedroom One

11' 6" x 11' 5" ( 3.51m x 3.48m )  
Double bedroom with double glazed window, electric heater, TV and Tel points

### Bedroom Two

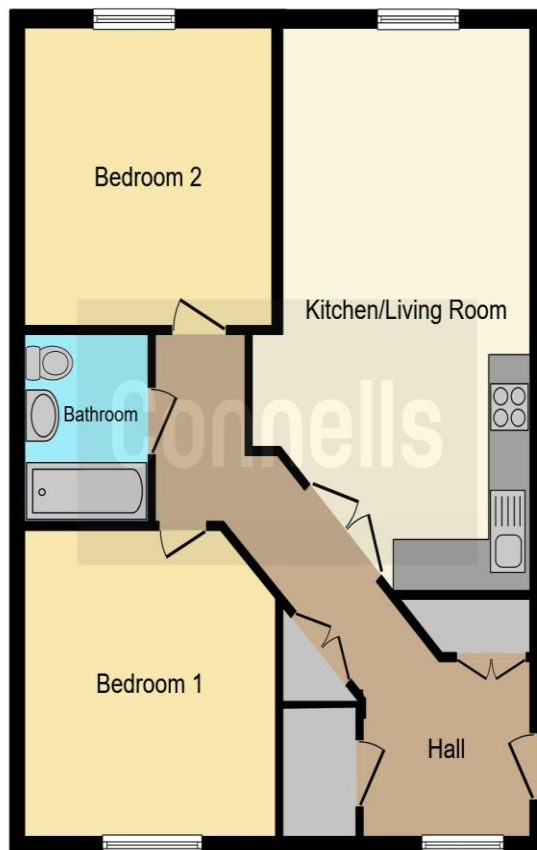
11' 5" x 10' 4" ( 3.48m x 3.15m )  
Spacious bedroom with double glazed window, electric heater, TV and Tel points

## Bathroom

Part tiled, Full sized panel bath with shower over head. W/C hand wash basin and Mirror







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: DIG109983 - 0006

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/DIG109983](http://connells.co.uk/Property/DIG109983)**

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.

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