



**Connells**

Islington Gates Fleet Street  
Birmingham



### Property Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it wheter you're a purchaser, seller or investor. Please contact us for more information.

Situated close to great transport links with the New Street station along with local bus stops within walking distance. Conveniently located near city centre offices and easy transport to local hospitals and universities. Convenient local amenities and great bars, restaurants, and venues close by such as the Bull Ring Shopping Centre.

This Stunning two bedroom modern apartment offers plenty of space, with large windows. The entrance way leads into an open plan living / dining / kitchen, with a separate pantry. A spacious open plan living area. 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 a investment opportunity.

### Entrance Hall

Electric heater, video intercom system. Window to side spotlights to ceiling, storage cupboard housing boiler.

### Lounge

20' 8" max x 13' 8" recess ( 6.30m max x 4.17m recess )

Floor to ceiling window to side overlooking canal. TV and Tel Point. Wall lights and laminate flooring.

### Kitchen

Kitchen comprising of a range of wall and base units with integral oven and hob with extractor fan over head. Sink and drainer,

chrome mixer tap. Double doors leading to hallway. Open plan to lounge.

### Bedroom

11' 7" max x 10' 4" max ( 3.53m max x 3.15m max )

window to side over looking canal. Door to hallway and electric heater.

### Bedroom Two

11' 5" max x 10' 8" max ( 3.48m max x 3.25m max )

window to side over looking canal. Door to hallway and electric heater.







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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**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/DIG110025](http://connells.co.uk/Property/DIG110025)**

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.



Tenure: Leasehold



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.

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