

for sale

offers in the region of **£160,000**



## St. Martins Gate Worcester Street Birmingham B2 4BB

EMPTY WITH NO UPWARD CHAIN - SITUATED OFF NEW STREET CITY CENTRE - A TWO BEDROOM APARTMENT LOCATED WITHIN CITY CENTRE BIRMINGHAM & ONE ALLOCATED PARKING SPACE, CLOSE TO ALL LOCAL TRANSPORT LINKS AND AMENITIES.

# St. Martins Gate Worcester Street Birmingham B2 4BB

## Entrance Hall

Having laminate flooring and intercom system.

## Open Plan Kitchen/Living Area

This modern kitchen comprising of a range of wall and base units, roll top work surfaces, stainless steel sink and drainer, oven with hob and extractor fan over head, spotlights, laminate flooring with open plan to living area and wall mounted heater.

## Bedroom One

Double bedroom with laminate flooring and wall mounted heater.

## Bedroom Two

Double bedroom with laminate flooring and wall mounted heater.

## Bathroom

Bath with shower overhead with glass shower screen, low level w/c, wash hand basin, partly tiled, wall mounted heater, spotlights and laminate flooring.

## En-Suite

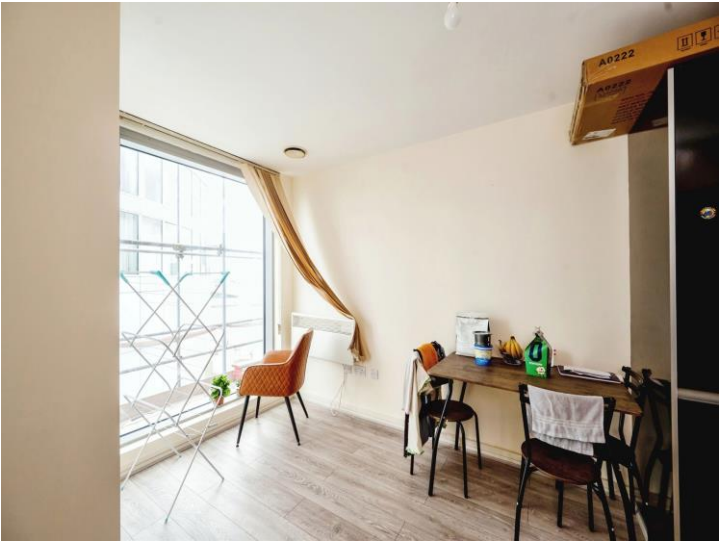
Bath with shower overhead with glass shower screen, low level w/c, wash hand basin, spotlights, wall mounted heater and laminate flooring

## Property Details

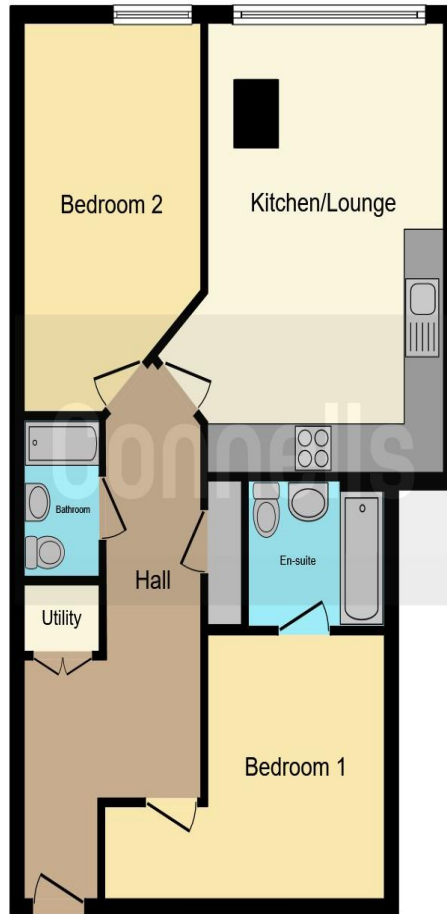
Allocated parking space, 24 hour concierge service.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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: DIG108133 - 0007

Tenure:Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 5510.00

Ground Rent: 300.00

**view this property online [connells.co.uk/Property/DIG108133](http://connells.co.uk/Property/DIG108133)**

This is a Leasehold property with details as follows; Term of Lease 135 years from 19 May 2005. Should you require 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.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)