

for sale

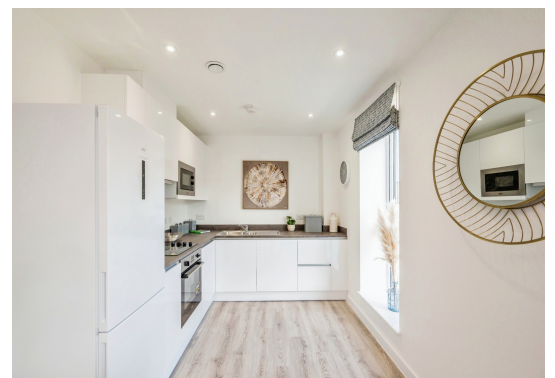
from **£300,000**



## Longmore Street Birmingham B12 9ED

**CALL NOW TO VIEW THE SHOW HOME!**

- The Abrams. A stunning two bedroom apartment offering all appliances and allocated parking with full access to the idyllic communal gardens and a range of on-site amenities.





# Longmore Street Birmingham B12 9ED

## The Abrams Specification.

This typical two-bedroom Bookend apartment features a large triple aspect open-plan living area that's perfect for hosting for friends and family.

A generous master bedroom with fitted wardrobes whilst a second single bedroom can be utilised as a home office or child's bedroom.

Each Bookend Apartments includes concealed outdoor bike storage, separate storage, open-plan kitchen, dining and living area and a family bathroom.

- Open-plan dining and family area
- Family bathroom
- Storage cupboard
- Outdoor cycle storage
- Two bedrooms

Kitchen / Diner / Living Room 13' 6" max x 24' 11" max ( 4.11m max x 7.59m max )

Master Bedroom 11' 6" x 11' ( 3.51m x 3.35m )

Bedroom Two 6' 6" x 13' 6" ( 1.98m x 4.11m )

### Agents Note:

All images, illustrations, floor plans, measurements and specifications are for indicative purposes only and are subject to change.















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)

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

145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

Property Ref: DIG111535 - 0002

**Tenure:** Leasehold

**EPC Rating:** Exempt

**view this property online [connells.co.uk/Property/DIG111535](http://connells.co.uk/Property/DIG111535)**

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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