



**Connells**

Abacus Building Bradford Street  
Birmingham



### Property Description

SIMPLY STUNNING APARTMENT IN THE POPULAR ABACUS DEVELOPMENT WITH THE CITY WITH NO UPWARD CHAIN.

This development is highly sought after Ideally positioned in the vibrant Digbeth with secure parking and high quality finish throughout.

The ideal first time purchase or buy to let - in lovely modern condition.

### Building Access

Secure intercom entrance.

### Entrance Hall

boiler and intercom

### Kitchen

9' 4" x 26' 8" ( 2.84m x 8.13m )  
kitchen comprising of a range of wall and base units, sink and drainer, oven with hob and extractor fan overhead. laminate flooring heater and washing machine.

### Bedroom

heater and laminate flooring.

### Bathroom

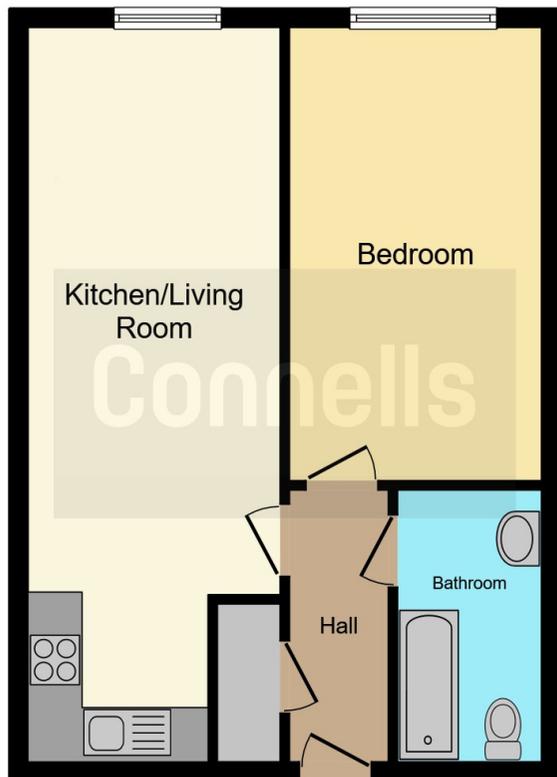
bath with shower overhead, w/c, basin, lino and towel rail.

### Parking

Allocated parking space with gated secure entrance.







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

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/DIG112002](http://connells.co.uk/Property/DIG112002)**

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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