

for sale

offers in the region of **£250,000**



Washington Apartments Lexington Gardens Birmingham B15 2DR

Contemporary stylist two-bedroom, two-bathroom apartment with allocated secure parking and entrance, located in the very desirable Lexington Gardens Birmingham City Centre B15, Close to major transport links and local amenities.

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Entrance Hall

Laminate flooring, storage, Intercom,

Bathroom

Shower, W/C, basin, towel rack

Bedroom 1

10' 8" x 9' 1" (3.25m x 2.77m)

Carpet, heater, storage

Bedroom 2

10' 8" x 9' 1" (3.25m x 2.77m)

Carpet, heater, storage

Kitchen/Living Area

24' 6" x 13' 1" (7.47m x 3.99m)

Kitchen comprising of a range of wall and base units, sink & drainer, oven with hob and extractor fan overhead, fridge/freezer, Dishwasher. Juliet balcony laminate flooring heater TV points.









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

To view this property please contact Connells on

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145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

Property Ref: DIG112482 - 0006

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3322.21

Ground Rent: 350.00

view this property online connells.co.uk/Property/DIG112482

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Apr 2017. 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.

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