



**Connells**

Queens Court Bridge Street  
Birmingham



### Property Description

**\*NO UPWARD CHAIN\*** Connells are proud to present this top floor apartment in Queens Court in the heart of the city centre, located on the prestigious Mailbox canal-side. The property has a good sized lounge, with a modern fitted kitchen, a great sized bedroom and a bathroom suite.

The apartment benefits from an allocated parking space and the development is gated with fob entry for residents.

### Entrance Hall

Having carpet flooring, radiator, intercom, storage.

### Lounge/ Diner

13' 2" x 9' 3" ( 4.01m x 2.82m )

Laminate flooring, double glazed window, radiator.

### Kitchen

8' 7" x 6' 10" ( 2.62m x 2.08m )

Fitted kitchen comprising of wall and base units, work surfaces, hob and oven, extractor fan, sink and drainer, integrated washing machine, fridge/ freezer, laminate flooring.

### Bedroom One

10' 3" x 9' 3" ( 3.12m x 2.82m )

Having laminate flooring, radiator, double glazed window, built in wardrobe.

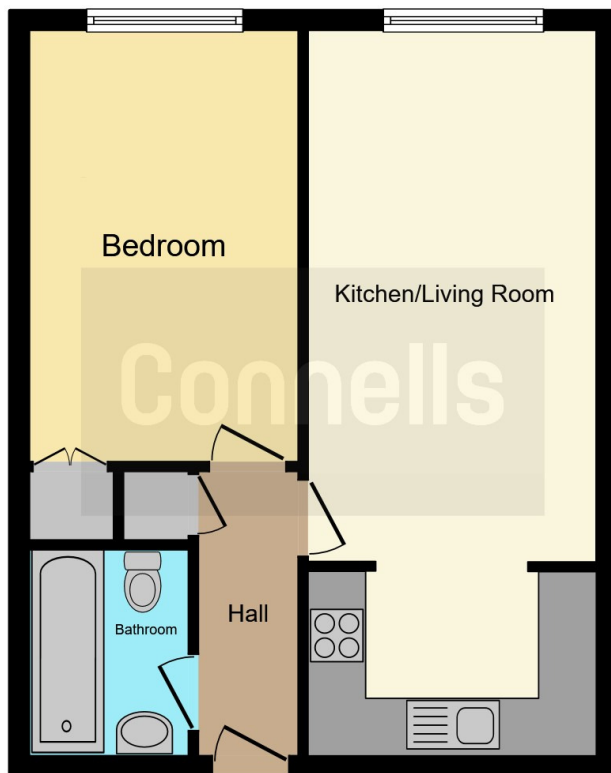
### Bathroom

Bath with shower, shower screen, wash hand basin, w.c, tiled flooring.

### Allocated Parking Space

Allocated parking.





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

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1394.82

Ground Rent:  
 125.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG112668](http://connells.co.uk/Property/DIG112668)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1986. 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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Property Ref: DIG112668 - 0005

