



**Connells**

Melrose Apartments Bell Barn Road  
Birmingham



# Melrose Apartments Bell Barn Road Birmingham B15 2DN

for sale offers in the region of  
**£240,000**



## Property Description

Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advice should you need it whether you are a purchaser, seller or investor. Please contact us for more information.

MELROSE CORNER TWO BEDROOM APARTMENT located in PARK CENTRAL B15 AREA. We are proud to present this stunning two bedroom, 3rd floor apartment. This fully secured luxurious development is just moments from all CITY CENTRE living has to offer, such as THE MAILBOX and GRAND CENTRAL STATION. One allocated PARKING SPACE. Development is maintained by on going caretaker which is reflected in the communal halls and lifts.

## Approach

Communal entrance with access to all floors and communal gardens.

## Entrance Hall

Intercom system, laminate flooring.

## Open Plan Living

Modern fitted kitchen with wall and base units, work surfaces, sink and drainer, cooker point with extractor fan overhead, laminate flooring, integrated appliances, spotlights.

Lounge area with large double glazed windows, Juliet balcony, wall mounted heater and laminate flooring.

## Bedroom One

Having carpet flooring, double glazed window and wall mounted heater.

## En Suite

Shower cubicle, wash hand basin, vanity mirror, w.c, partly tiled, spotlights, laminate flooring.

## Bedroom Two

Having carpet flooring, double glazed window, wall mounted heater.

## Family Bathroom

This modern contemporary bathroom suite comprising of panel bath with shower overhead, wash hand basin, w.c, vanity mirror, wall mounted heater, laminate flooring.

## Allocated Secure Parking

Parking space allocated to the property in the secure car park.







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: D

Council Tax  
 Band: C

Service Charge:  
 2408.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG112976](http://connells.co.uk/Property/DIG112976)**

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

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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Property Ref: DIG112976 - 0006

