

for sale

offers in the region of **£130,000**



## Islington Gates Newhall Street Birmingham B3 1JN

**OFFERING NO CHAIN** - Extremely spacious one bed apartment located in the very popular Islington gates development. Perfect investment property in Birmingham City Center. A stone's throw from SNOW HILL and NEW STREET STATION. Walking distance to BULLRING & GRAND CENTRAL.

# Islington Gates Newhall Street Birmingham B3 1JN

## Living Room/Kitchen

21' 5" x 16' ( 6.53m x 4.88m )

Laminated Flooring, wall to ceiling windows, heater, kitchen storage and surfaces, oven/hob, sink drainer, extractor fan.

## Bedroom One

11' 10" x 9' 6" ( 3.61m x 2.90m )

Laminated floorings, heater.

## Bathroom

7' 6" x 4' 10" ( 2.29m x 1.47m )

W/C, wash hand basin, shower, shower screen, heated towel rail.

## Store

5' 5" x 4' 10" ( 1.65m x 1.47m )

## Utility

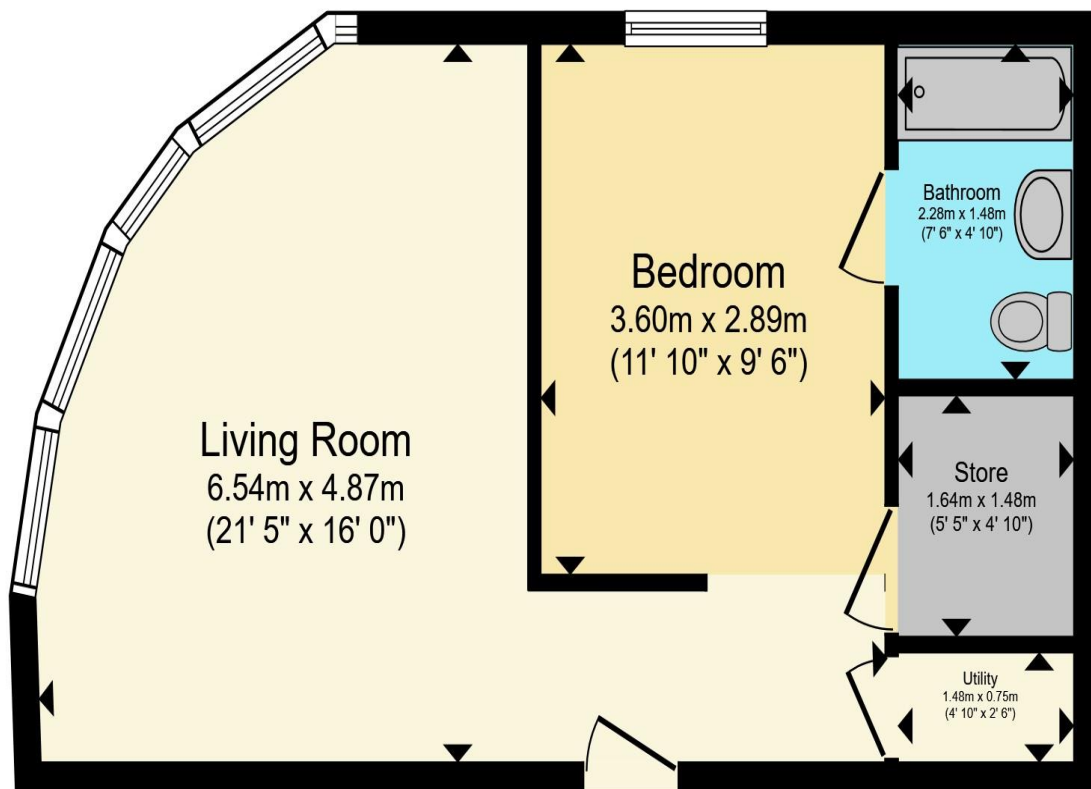
4' 10" x 2' 6" ( 1.47m x 0.76m )











**Floor Plan**

Total floor area 39.6 m<sup>2</sup> (426 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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

Property Ref: DIG113323 - 0003

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/DIG113323](http://connells.co.uk/Property/DIG113323)**

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 backs.

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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