

for sale

offers in the region of **£270,000**



Washington Apartments Lexington Gardens Birmingham B15 2DR

NO UPWARD CHAIN - This **STUNNING** two bedroom, two bathroom apartment is situated on the upper floor. Within walking distance to all the key points within **BIRMINGHAM CITY** such **NEW STREET STATION**, **The Bull Ring** and much more. An ideal first time purchase.



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Entance Hall

Intercom, storage cupboard, immersion tank and wall mounted electric heater

Open Plan Lounge And Kitchen

24' x 15' 5" (7.32m x 4.70m)

Double glazed window double glazed door leading to Juliet balcony electric wall heater, fitted kitchen area with a range of wall and base units sink and drainer, integrated electric hob and oven, integrated fridge freezer and dishwasher.

Bedroom One

18' 3" x 11' 9" (5.56m x 3.58m)

Double glazed window with electric heater fitted wardrobes with door into en suite.

En Suite

Bath with shower over head, wash hand basin and W/C. Extractor fan and wall mounted radiator. Complimentary tiling and spotlights.

Bedroom Two

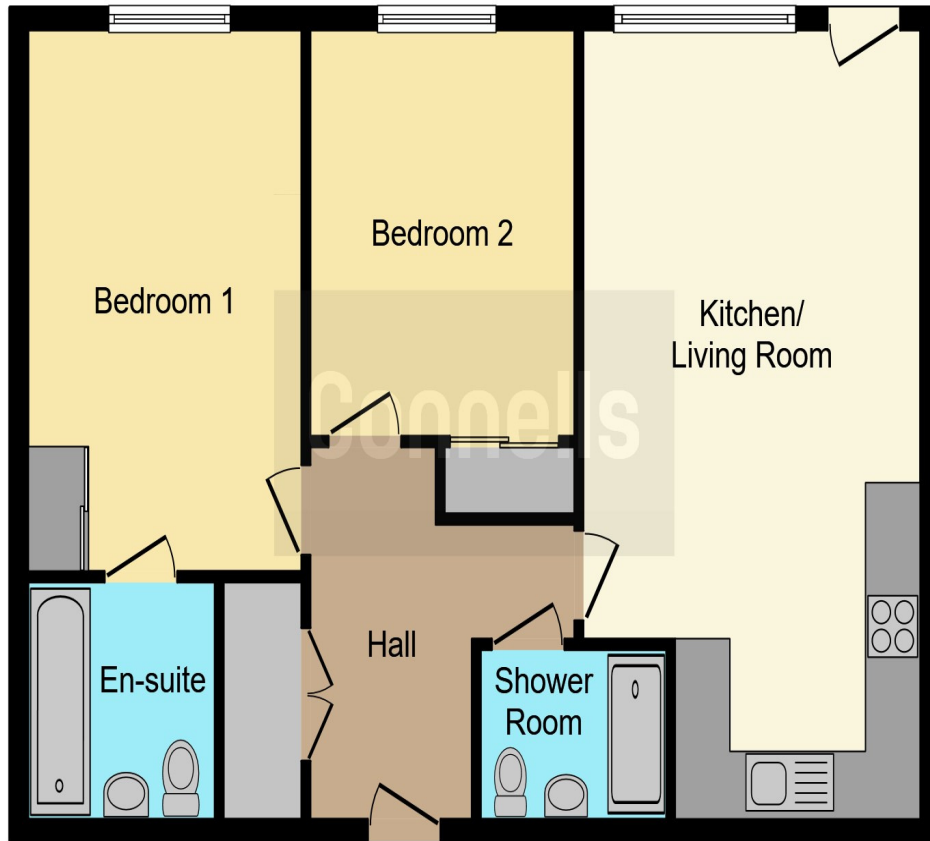
11' 3" x 13' 7" (3.43m x 4.14m)

double glazed window electric wall mounted heater. Fitted wardrobes









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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BIRMINGHAM B3 3LP

Property Ref: DIG110008 - 0004

Tenure: Leasehold

EPC Rating: B

view this property online [connells.co.uk/Property/DIG110008](https://www.connells.co.uk/Property/DIG110008)

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.

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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