



## Flat 3 Harborne Central 250 High Street, Birmingham, B17 9PT

### Offers In The Region Of £199,950

**NO CHAIN!** This stunning elevated ground floor apartment two bedroom, two bathroom apartment with two parking spaces, which is rare for this development.

Located on Harborne High Street and offered with no upward chain, in brief the property comprises, entrance hallway with two large storage cupboards one of which has plumbing for a washing machine, spacious lounge and dining area, fitted kitchen, principal double bedroom with en suite shower room and double fitted wardrobe, a further double bedroom with fitted double wardrobe and an additional family bathroom. The two allocated parking spaces are located in the secure underground car park.

## Location



Harborne Central is set within a convenient location, being situated on Harborne High Street. A short walk away are an array of bars and restaurants, including shops such as Marks and Spencer Foodhall and Waitrose. Excellent transport links service into Birmingham City Centre, along with nearby Queen Elizabeth Hospital and University of Birmingham.

### Communal entrance

Communal hallway with secure access system leading to apartment door.

### Entrance hall

Intercom and access system, two storage cupboards, one cupboard contains plumbing and space for a washing machine, wall mounted electric heater.

### Lounge / diner



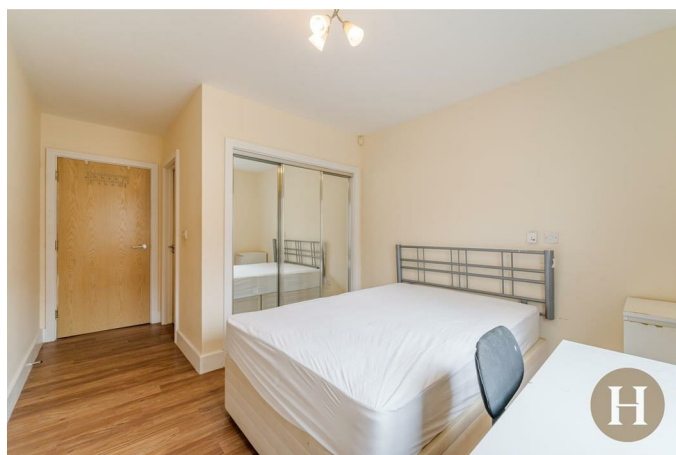
Spacious lounge diner with four double glazed windows to the front and side elevations, two wall mounted electric heaters, ceiling light points and door to kitchen.

## Kitchen



Double glazed window to front elevation, range of base and wall units, integrated cooker, hob and extractor hood, wall mounted electric heater and ceiling spotlights.

## Master Bedroom



Spacious double bedroom with double glazed windows to front elevation, sliding wardrobe doors, electric heater and ceiling light point. Further benefitting from access to ensuite.

## En-suite



Mains shower cubicle, wash hand basin over vanity cupboard, low flush WC, chrome effect heated towel rail. Ceiling spotlights and extractor fan.

## Bedroom Two



Double bedroom benefitting from double glazed window to side elevation, fitted sliding wardrobe, wall mounted electric heater and ceiling light point.

## Bathroom



Panelled bath with shower over, hand wash basin over vanity cupboard, low flush WC, chrome effect heated towel rail. Ceiling spotlights and extractor fan.

## General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold

Length Of Lease - 999 Years - 981 Remaining

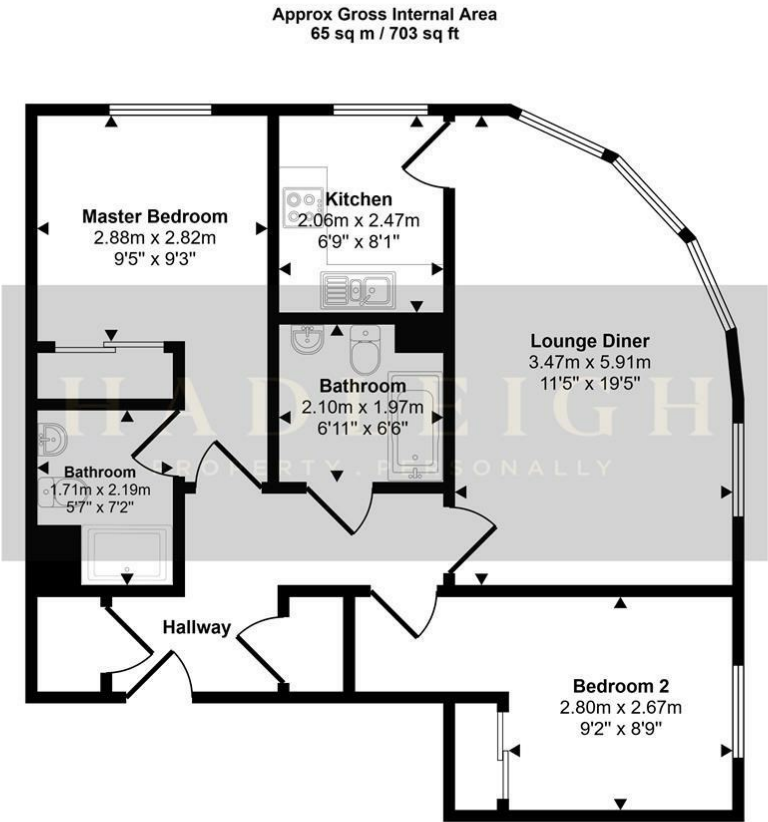
Service Charge - Half yearly service charge:  
£1,808.28

Ground Rent - £250.00 PA

EPC - C

Council Tax Band - D

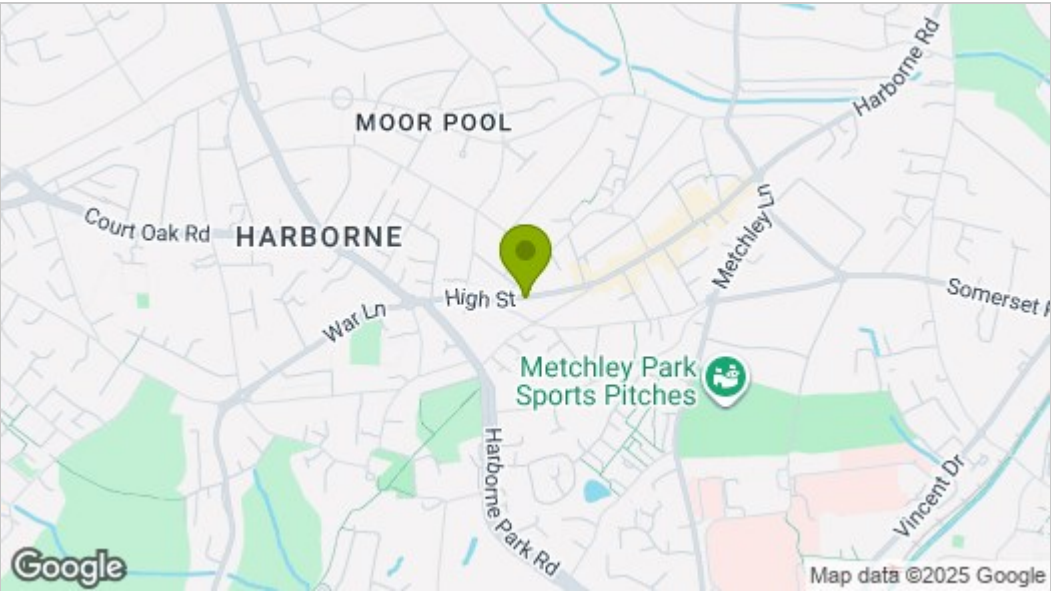
Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

