



52 Harborne Central 266 High Street, Birmingham, B17 9PT

Asking Price £225,000

****CASH BUYERS ONLY****

Spacious two bedroom first floor apartment located in the well regarded Harborne Central development situated on the Harborne High Street. Offered with no upward chain.

Approached via a secure entry the property opens into a large welcoming entrance hallway that gives access to a modern kitchen, generous living room, family bathroom, master bedroom with en-suite and second bedroom, both including built-in storage. The property also benefits from two secure gated parking spaces.

Located on the heart of the high street, Harborne Central has plenty of amenities right on the doorstep including a Marks and Spencer's food hall, Waitrose and a whole host of other retail outlets. There are also a wide range of quality bars and restaurants along the high street catering.

Harborne is a very highly regarded suburb of Birmingham thanks to it's proximity to both the Queen Elizabeth Hospital, Birmingham University and excellent links into the city centre.

The development is on the main bus route and there is free on street parking in the vicinity in addition to the 2 allocated spaces included. It is also very convenient for Birmingham's motorway network.

Additional 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

Lease Length - 985 Years Remaining

Service Charge - £3,249.98 PA

Ground Rent - £250.00 PA

EPC - C

Council Tax Band - D

Entrance Hall



Wood flooring, ceiling spotlight points, radiator, reasonably sized storage cupboard with plumbing for a washing machine, and doors leading to; Kitchen, living room, family bathroom, bedroom one and bedroom two.

Kitchen



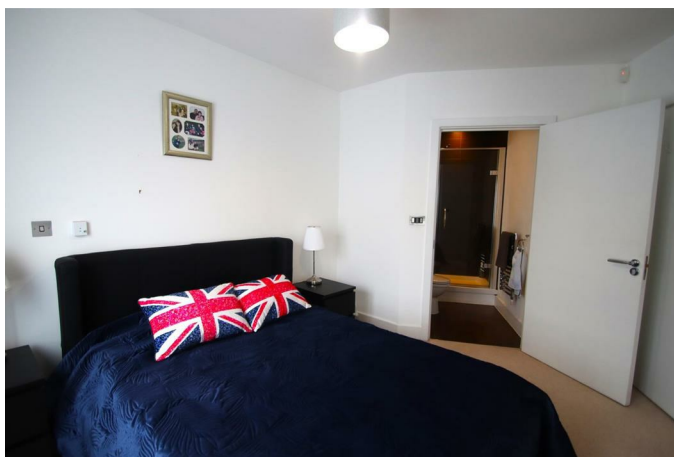
Wood flooring, ceiling spotlight points, radiator, integrated appliances, electric oven with hob and ample cupboard storage.

Living Room



Wood flooring, double glazed window to front elevation, two radiators and ceiling light pendant.

Bedroom One



Carpeted flooring, double glazed window to front elevation, radiator, ceiling light pendant, built in wardrobe and door leading to; EN-Suite.

EN-Suite



Wood flooring, heated towel rail, ceiling light point, shower cubicle, low flush W.C and hand wash basin with storage underneath.

Bedroom Two



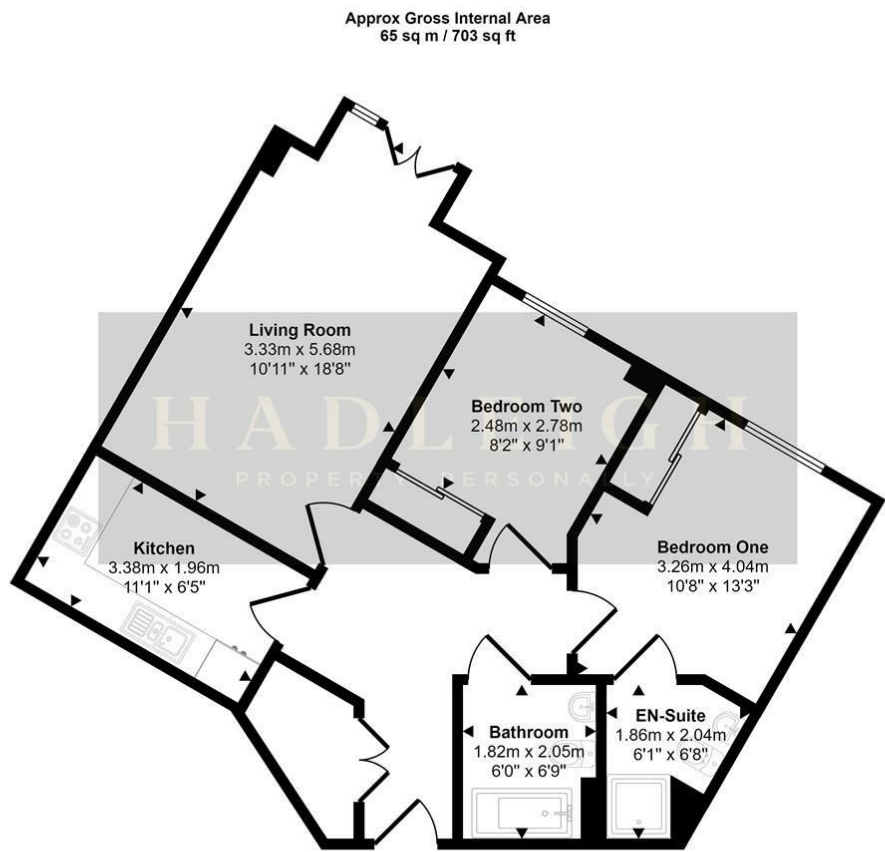
Carpeted flooring, double glazed window to front elevation, radiator, ceiling light pendant and built in wardrobe.

Family Bathroom



Tiled flooring, heated towel rail, ceiling spotlight points, bath with shower over, low flush W.C and hand wash basin with storage underneath.

Floor Plan



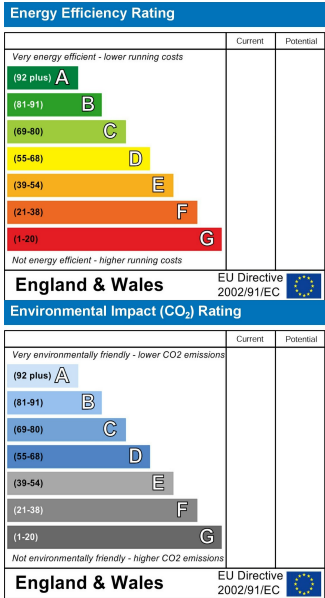
Floorplan

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



Energy Efficiency Graph



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.