

Flat 8 Burlington House, 16 Waterside Drive, Hockley, Birmingham, B18 5RY

**Offers in the Region Of
£132,000**



- Third Floor Apartment
- With balcony having direct views of Birmingham Canal (Old Line)
- Parking Area
- EPC C(80)
- Two Double Bedrooms
- Open Plan Living Dining Kitchen

A rare opportunity to purchase a third floor apartment with balcony FACING BIRMINGHAM CANAL in a HIGHLY DESIRABLE LOCATION on the outskirts of BIRMINGHAM CITY CENTRE.

Viewings are VITAL to appreciate accommodation and location on offer. Benefiting from double glazing and gas central heating, this ideal first time purchase or buy to let investment comprises; hallway, open plan living dining kitchen with balcony, two double bedrooms, bathroom with shower and W.C.

With secure communal areas and parking area. Offered with NO UPWARD CHAIN. Tenure: Leasehold with Term 250 years from 30/6/2001.

EPC Rating
C

Council Tax Band
A

Location
The property is situated within a modern residential estate known as 'Central Park', in a convenient location on the outskirts of Birmingham City Centre.

Conveniently situated;
-directly opposite Birmingham Canal (Old Line),
-circa. 190 metres from walkway leading onto canal.
-circa. 200 metres from All Saints Park.
-circa. 0.8 miles from Birmingham City Hospital.
-circa. 1.1 miles from Jewellery Quarter Train Station
-circa. 1.9 miles from St Philips Cathedral, the heart of Birmingham City Centre.

Description
A third (top) floor apartment located in a purpose-built block, constructed in the early 2000s by Lovell Homes.

The property has been well maintained and is well presented throughout. Benefiting from double glazing and gas central heating.

Accommodation
Please refer to floor plan for room measurements.

Internal Flat

Hallway, open plan living dining kitchen, bedroom one (double), bedroom two (double), bathroom with W.C.

Communal Areas
With secure communal entrance door, hallway, stairs and corridors.

Outside
With residents parking area.

Lease
250 years from 30th June 2001.

Ground Rent
A peppercorn (nil).

Service Charges
Our client has verbally advised that the service charges were £900 for the period between October 2025 to March 2025 (£1,800 per annum).

This is subject to formal confirmation.

Availability
The property is offered with vacant possession and no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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Burlington House

Approximate Gross Internal Area = 62.2 sq m / 669 sq ft

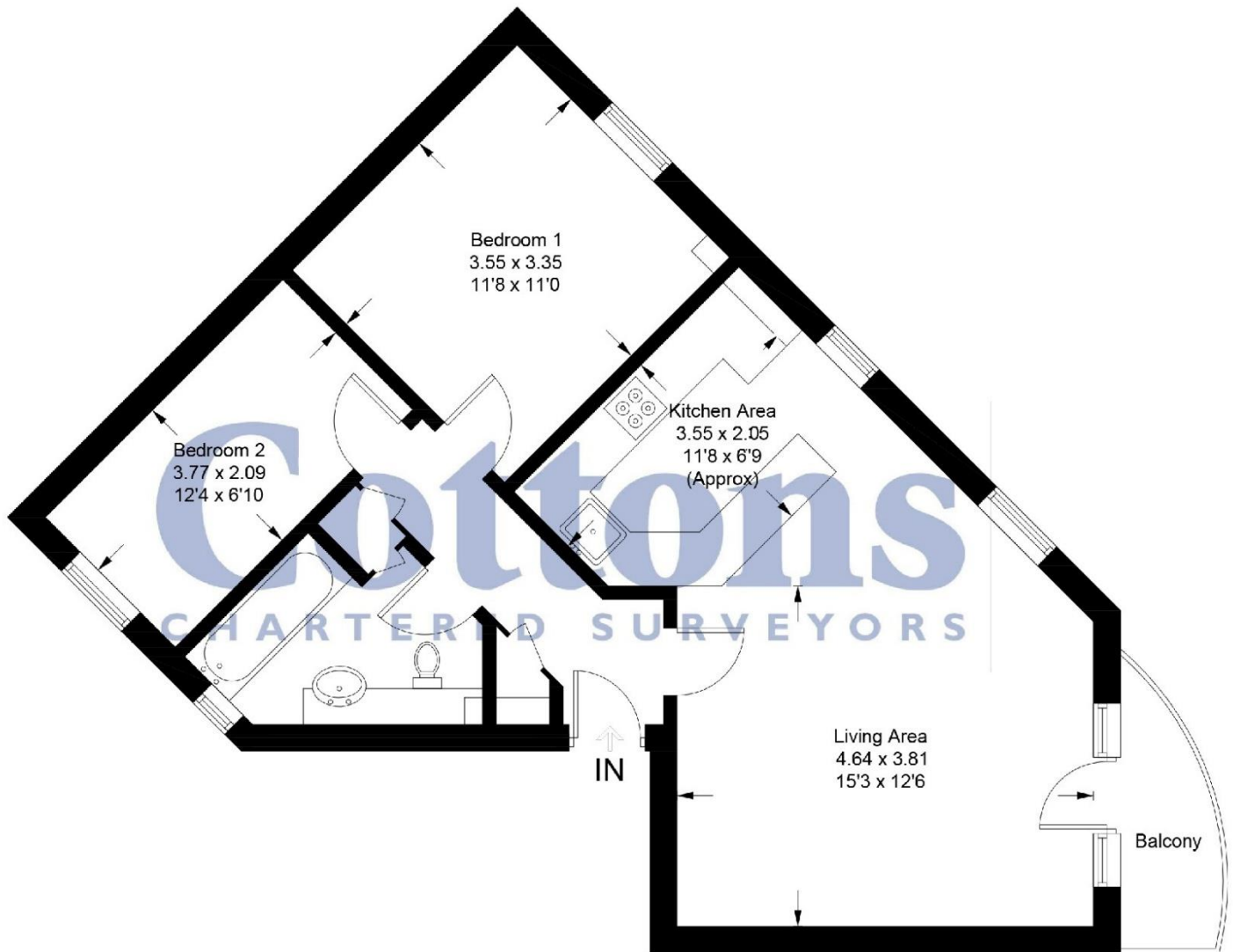


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