

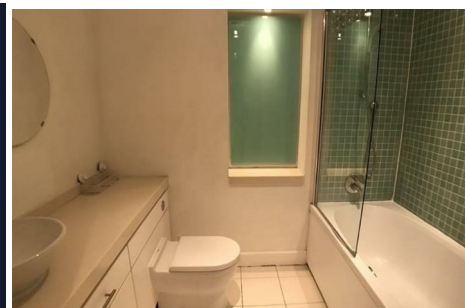


Apartment 167 Orion Building 90 Navigation Street , Birmingham, B5 4AB

Offers Over £225,000



CITY CENTRE APARTMENT We are delighted to offer to the market this superb second floor two bedroom apartment with balcony, located in the prestigious Orion building in the heart of Birmingham City Centre which is only a stones throw from New Street station and also Birmingham's shopping district and further associated amenities. Offering 24 hours concierge service and the added benefit of no onward chain the accommodation offered briefly comprises; concierge, lift access, entrance hallway, superb open plan living room and kitchen area, two bedrooms and an apartment bathroom. Energy Efficiency Rating B. To arrange your viewing please call our Moseley office.



Approach

On entering the apartments via communal concierge area, lift access point leads to the 2nd floor with hard front entry door opening into:

Communal Area

On entering the apartments via communal concierge area, lift access point leads to the 2nd floor with hard front entry door opening into:

Entrance Hall

With wood effect flooring, ceiling spotlights, wall mounted heater, door to storage cupboard (3' 11" x 3' 11") with ceiling light and fuse box, further storage cupboard housing washing machine, ceiling light point, water tank water meter (4' 6" x 5' 6") and door into:

Open Plan Kitchen/Living Room

24'0" x 11'1" (7.32 x 3.38)

Lounge area with double glazed window and door overlooking and providing access to the balcony, two wall mounted electric heaters, continued wood effect flooring and, ceiling spotlights.

Kitchen area with a selection of wall and base level storage units incorporating built-in electric cooker, built-in fridge/freezer, extractor fan.

Bedroom One

12'11" x 11'0" (3.94 x 3.35)

With wall mounted electric heater, fitted wardrobe, ceiling lights, wood effect flooring and double glazed window overlooking the communal areas.

Bedroom Two

8'4" x 12'10" (2.54 x 3.91)

With ceiling spotlights, wood effect flooring and double glazed window overlooking the communal grounds.

Bathroom

5'7" x 7'10" (1.70 x 2.39)

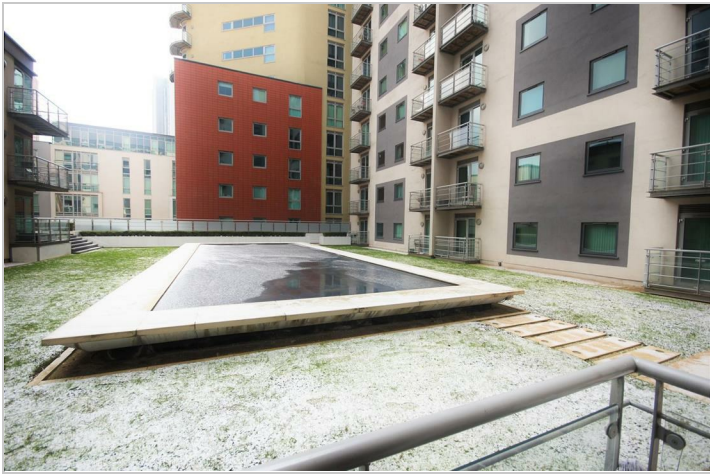
Being fitted with a suite comprising panelled bath and shower attachment over, wall mounted heated electric towel rail, tiling to splash back areas, ceiling spotlights, laminate effect flooring and pedestal wash hand basin with hot and cold taps over set over storage cupboards below.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 101 years, the ground rent is approximately £601.96 per annum and the service charges are approximately £4551.09 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Orion Building, 90 Navigation Street, Birmingham, B5 4AB is band E and the annual Council Tax amount is approximately £2,744 subject to confirmation from your legal representative.





Floor Plan

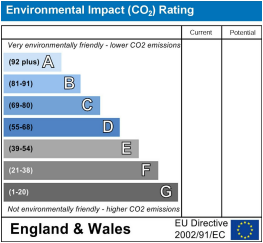
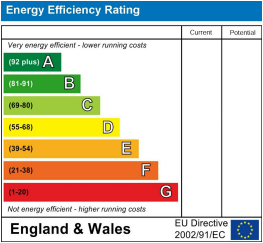
Orion Building, 90 Navigation Street
For illustrative purposes only, NOT to scale.



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.