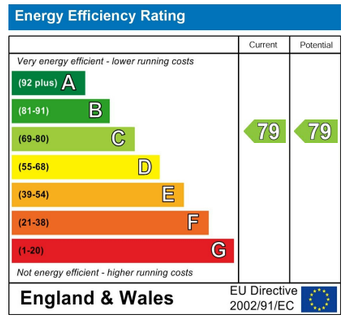
PROPERTY ADDRESS

Apartment 606
1 Griffiths Close
Birmingham
B12 9BB



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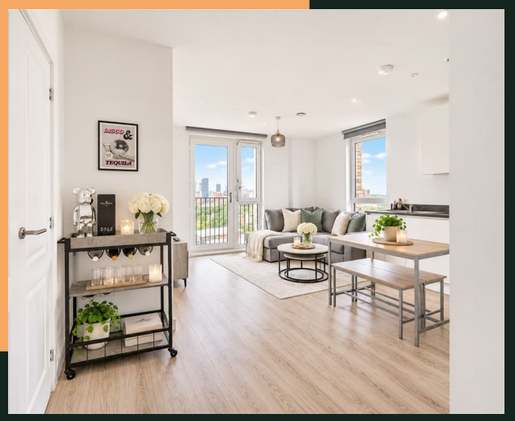
Griffiths Close, B12







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- SIXTH-FLOOR ONE-BEDROOM APARTMENT – APPROX. 512 SQ. FT.
- EXCLUSIVE RESIDENTS' GYM, CONCIERGE, CINEMA & CO-WORKING FACILITIES
- 1 x ALLOCATED PARKING SPACE INCLUDED
- LANDMARK BELGRAVE VILLAGE DEVELOPMENT – MODERN CITY LIVING
- EXCELLENT INVESTMENT OPPORTUNITY – ERV £1050 - GENERATING A 6% YIELD

Offering approximately 512 sq. ft. (47.6 sq. m.) of thoughtfully designed accommodation, this contemporary apartment combines modern city living with access to an impressive range of exclusive residents' facilities, making it an attractive proposition for investors and future owner-occupiers alike.

The property centres around a generously proportioned open-plan kitchen, living and dining room, measuring approximately 17'5" x 15'0" at its widest points. Large windows and glazed doors opening onto a Juliet balcony allow plenty of natural light into the accommodation, creating a bright and welcoming living environment with elevated views across the surrounding area.

The contemporary fitted kitchen features sleek white cabinetry, contrasting work surfaces and a range of integrated appliances, providing a practical and stylish space for cooking and entertaining. The living area comfortably accommodates both lounge and dining furniture, making excellent use of the available space.

The spacious double bedroom measures approximately 12'5" x 9'1" and benefits from a large window, fitted storage and a neutral decorative finish, providing a comfortable and relaxing retreat.

Completing the accommodation is a modern bathroom, featuring a white suite comprising a panelled bath with shower over, glazed shower screen, wash hand basin and WC, complemented by contemporary tiling and fittings.

Belgrave Village is an exciting contemporary residential neighbourhood located just south of Birmingham city centre. Designed to offer modern urban living with a strong sense of community, the development provides residents with access to an excellent selection of lifestyle amenities.

These include a concierge service, residents' gym, co-working facilities, communal lounge and cinema room, creating an attractive living environment particularly suited to young professionals and city-centre workers.

Conveniently situated within easy reach of Birmingham city centre, Belgrave Village enjoys excellent access to the city's principal employment, shopping, leisure and transport destinations.

The Bullring, Grand Central, Birmingham New Street Station and the city's thriving business districts are all readily accessible, while the nearby areas of Digbeth, Edgbaston and Moseley provide an excellent selection of independent restaurants, cafés, bars and recreational amenities.

The development is also well positioned for access to Birmingham's wider road network, making it an appealing location for those commuting throughout the West Midlands.

The property is currently let at £975 per calendar month, producing an annual rental income of £11,700.









With an established tenancy already in place, an allocated parking space, contemporary accommodation and access to excellent residents' facilities, Apartment 606 represents an attractive opportunity for investors seeking an income-producing property within one of Birmingham's emerging residential neighbourhoods.

Council Tax Band - A

Leasehold details:

996 years remaining on the lease
Ground rent - £0
Service Charge - £1600 PA