FOR SALE

53-54 Broad Street, City Centre

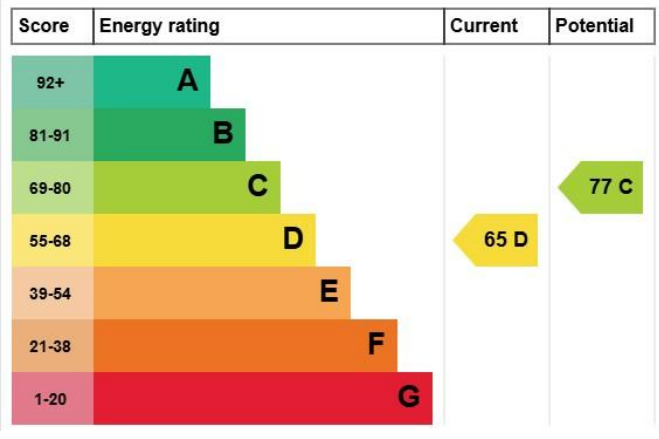
1 Bedroom, 1 Bathroom, 2nd Floor Apartment

£119,950

MARTIN&CO

- **Second floor apartment**
- **Grade II listed building**
- **Substantial improvement works recently completed**
- **Approx 450sqft**
- **Vacant & no upward chain**
- **Electric heating**
- **Single glazing**
- **No parking or garden**
- **Council Tax band A**
- **EPC rating band D**
- **125 year lease, 102 years remaining**

*** VACANT & NO UPWARD CHAIN ***
This second floor apartment is part of a grade II listed building that has just undergone major improvement works and is occupies a desirable city centre location, a short walk from Foregate Street Railway Station. The well appointed apartment amounts to approximately 450sqft and comprises: a hall with security intercom to the communal entrance; open plan living room & fitted kitchen with appliances included; double bedroom; and a bathroom with shower and screen over the bath.
In addition, the property has electric heating and single glazed sash windows, but there is no parking with the apartment.



COMMUNAL ENTRANCE From Broad Street there is a communal entrance door, with a security intercom to the apartment, opening to the communal entrance with lockable post boxes and stairs leading the the first and second floors. There is no lift.

SECOND FLOOR APARTMENT

LOBBY 1.62m x 1.00m (5'4" x 3'3")

HALL 3.20m x 1.00m (10'6" x 3'3")
With a security intercom to communal entrance door.

BATHROOM 2.00m x 1.69m (6'6" x 5'6")

DOUBLE BEDROOM 3.41m x 3.12m (11'2" x 10'3")

OPEN PLAN LIVING ROOM & FITTED KITCHEN
6.63m x 3.50m (21'9" x 11'6")
Including: washing machine; built-in electric oven and 4 ring electric hob; integrated cookerhood, fridge and dishwasher.

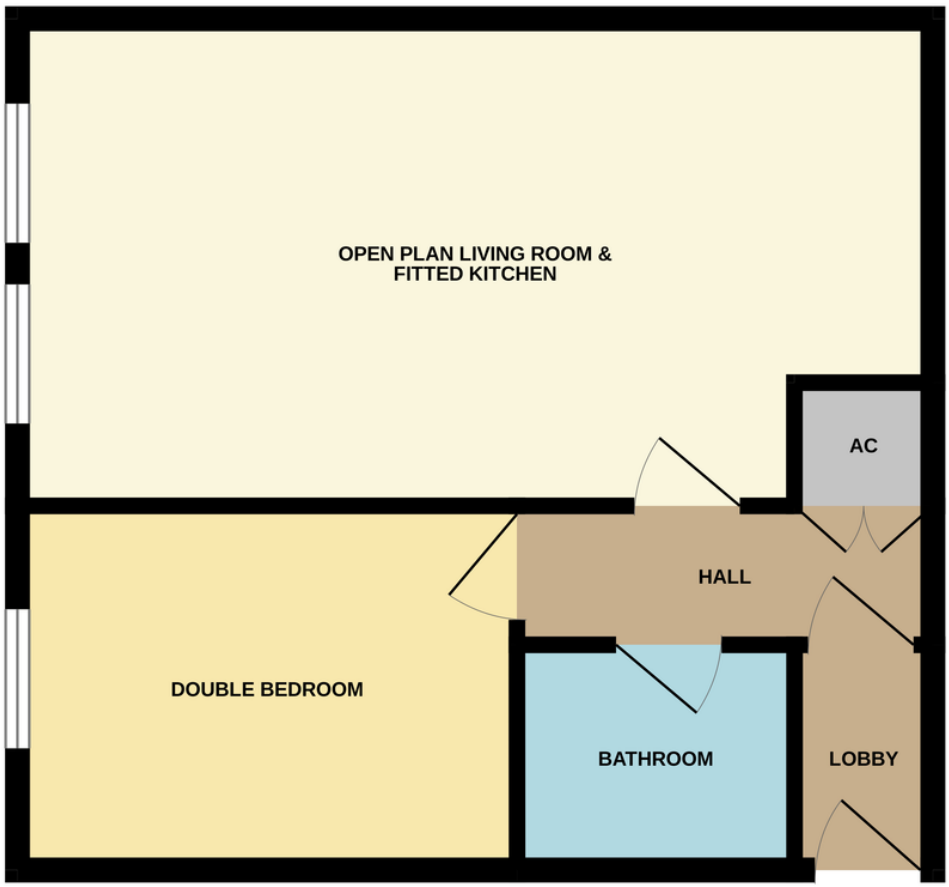
OUTSIDE
Please note: there is no parking or garden area with the property.

LEASE DETAILS
The property has a lease term of 125 years less three days from 25/12/2003, leaving approximately 102 years remaining, at an annual ground rent of one peppercorn.

SERVICE & MANAGEMENT CHARGES
For the year to 23/06/2026 the service and management charges were £2,408.76.

PETS
Pets will only be allowed with prior consent from the management company.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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