



## 89 Skyline 165 Granville Street

, Birmingham, B1 1JX

Offers Over £200,000



**\*\*SPACIOUS TWO BEDROOM, TWO BATHROOM APARTMENT\*\*GREAT LOCATION!\*\*** We are delighted to market this two bedroom third floor apartment is situated within the Skyline development. Skyline is one of the highly sought after developments, as the location is very popular and convenient for most professionals working in the city, with most places and destinations within walking distance of the apartment. These destinations include the Mailbox, the Cube, New Street Train Station, the Bullring, Five Ways Train Station, Broad Street, Brindley Place and Birmingham City Centre. The apartment on offer briefly comprises of; communal entrance, lift access, entrance hallway with a storage cupboard, main double bedroom with an en-suite shower room, second double bedroom, bathroom, open plan living/dining/kitchen and access to a balcony! The apartment comes with one allocated car parking space.



### Approach

With a front entry door opening into:

### Hallway

With laminate wood effect floor covering, two ceiling light points, wall mounted electric radiator, wall mounted intercom system, door opening into storage cupboard housing the water tank and further doors opens into:

### Bedroom One

8'10" x 15'1" (2.70 x 4.61)

With laminate wood effect flooring, ceiling light point, wall mounted electric radiator, double glazed window to the rear aspect and door opening into:

### En-Suite

7'2" x 5'7" (2.19 x 1.71)

With recessed spots to ceiling, extractor fan, low flush WC, wall mounted wash hand basin with mixer tap, walk-in shower with mains powered shower over, tiling to walls, wall mounted towel radiator and shaver point.

### Bedroom Two

10'5" x 11'0" (3.20 x 3.37)

With laminate wood effect flooring, ceiling light point, double glazed window to the rear aspect and wall mounted electric radiator.

### Bathroom

7'2" x 6'6" (2.19 x 2)

With recessed spots to ceiling, tiling to floor, wall mounted wash hand basin with mixer tap, low flush WC, bath with mixer tap and shower over and tiling to splash backs and wall mounted chrome towel radiator.

### Open Plan Kitchen/Dining and Kitchen

living area 22'8" x 10'5" x 14'3" (living area 6.91 x 3.19 x 4.35)

With laminate wood effect flooring, two ceiling light points, two wall mounted electric radiators, double glazed door giving access to the balcony area with decking and lovely city views, walkway into:

### Kitchen Area

5'4" x 11'11" (1.64 x 3.64)

With tiled flooring, ceiling light point, wall and base units with wood effect surfaces over incorporating integrated dishwasher, space for fridge freezer, hob with splash back and extractor over and built-in oven and stainless steel sink and drainer with hot and cold mixer.

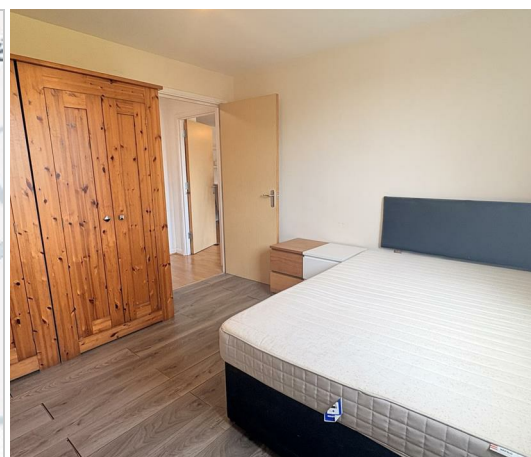
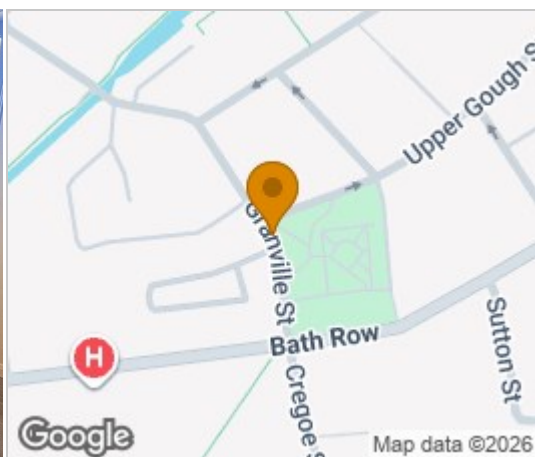
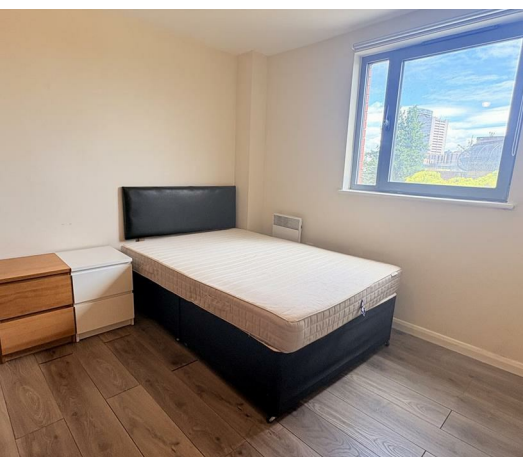
### Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 132 years, the ground rent is £407.96 approximately per annum and the service charges are approximately £3,212.94 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 89 Skyline, 165 Granville Street, Birmingham, West Midlands, B1 1JX is band E and the annual Council Tax amount is approximately £2,876.09, subject to confirmation from your legal representative.





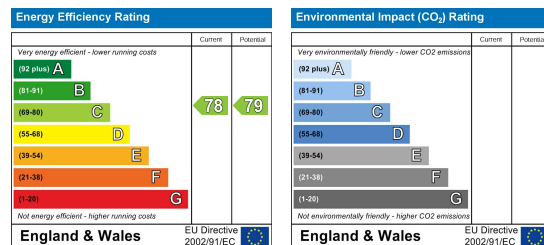
## Floor Plan



## 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.

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