smarthomes

New Hampton Lofts

Branston Street, Jewellery Quarter

- An Incredibly Spacious Third Floor Apartment
- Large Double Bedroom with Fitted Wardrobes
- Very Large Open Plan Lounge/Kitchen/Diner
- Secure Allocated Parking

Guide Price £175,000

Current EPC Rating - F

Current Council Tax Band - B

Property Description

MODERN AUCTION PROPERTY
T&C's and Buyers Fees Apply

An incredibly spacious and well presented third floor apartment situated in a most popular development a short walk from Jewellery Quarter Train Station and a variety of shops, bars and restaurants. Offering accommodation comprising a very spacious open plan lounge/kitchen/diner, large double bedroom with fitted wardrobes, a four piece bathroom and secure allocated parking

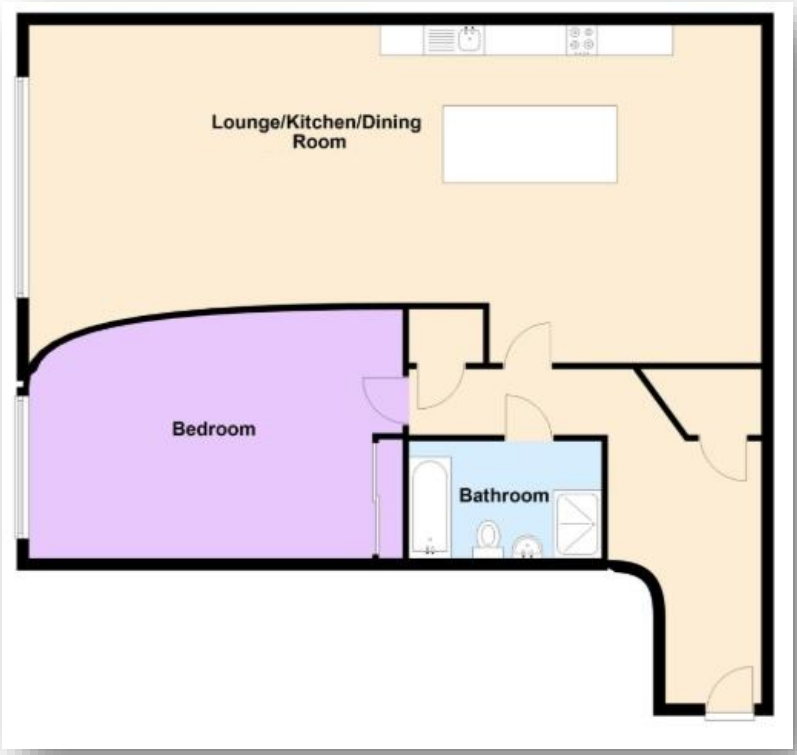
Rooms & Measurements

Very Spacious Open Plan Lounge/Kitchen/Diner 12.12m max x 5.87m max (39'9" max x 19'3" max)

Large Double Bedroom 6.45m max x 4.04m max (21'2" max x 13'3" max)

Four Piece Bathroom

Tenure
We are advised by the vendor that the property is leasehold with approx. 124 years remaining on the lease, a service charge of approx. £4,522.12 per annum which includes water and a ground rent of approx. £300 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – F



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.