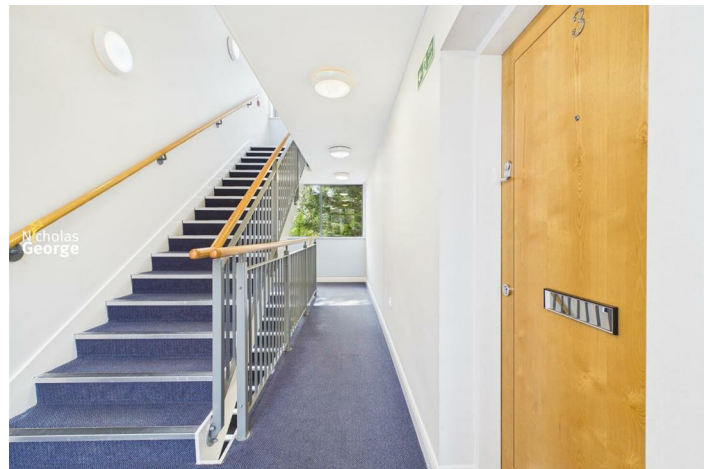


LEASEHOLD



Flat - Council Tax Band D - EPC Rating: B

# APARTMENT 3, 400, BOURNBROOK COURT BRISTOL ROAD, BIRMINGHAM, B5 7SQ

Guide Price

# £220,000



# Apartment 3, 400, Bournbrook Court Bristol Road, Birmingham, B5 7SQ

Spacious, 2-bedroom first-floor flat located within the popular residential complex of Bournbrook Court. The property comprises entrance hallway with ample storage, open-plan kitchen living space with a balcony, double bedroom, family bathroom and master bedroom with second balcony and ensuite.

One of the standout features of this flat is its prime location, situated directly opposite the prestigious University of Birmingham. This proximity makes it an excellent option for students, as it allows for easy access to campus facilities and resources. Additionally, the vibrant area of Selly Oak is just a short walk away, providing a variety of shops, cafes, and transport links to neighbouring suburbs.

The property has a tenant in situ until August 2026 and achieves a rent of £15,000p/a. This arrangement presents a fantastic opportunity for investors looking to secure a reliable rental income in a sought-after area.

## Communal area

With secure gated entry gates to the complex and courtyard containing allocated parking for one car. Communal door to the block with coded entry system. Stairs to first floor and flat front door opens to hallway.

## Hallway

With carpeted flooring, 2 ceiling light fittings, 1 gas radiator and doors to kitchen/living space, bedroom, bathroom, master bedroom and storage cupboards.

## Living space

With carpeted flooring, 2 ceiling light fittings, 2 gas radiators and French doors to balcony.

## Balcony

Overlooking mature shrubbery and trees, the balcony has decking and a metal surround.

## Kitchen

With tiled-effect vinyl flooring, partly tiled walls, 1 ceiling spotlight and double-glazed window to rear aspect. Matching wall and base units with a stainless steel sink with mixer tap and drainer, and Worcester boiler. Integrated appliances including Hoover washer-dryer, Lamona gas hob, Bauknecht oven, extractor hood, and undercounter Electra fridge with freezer box. Space for additional appliances.

## Bedroom

With carpeted flooring, 1 ceiling light fitting, 1 gas radiator and double-glazed window to front aspect.

## Bathroom

With wooden-effect vinyl flooring, partly tiled walls, 1 ceiling spotlight, 1 gas radiator, extractor fan and frosted double-glazed window to front aspect. White suite comprising bath with mains shower overhead, WC and pedestal sink with mixer tap and mosaic detailed tiled splash back.

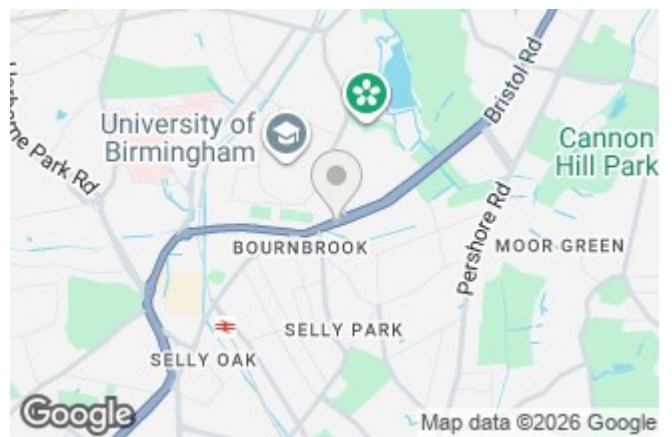
## Master bedroom

With carpeted flooring, 1 ceiling light fitting, 1 gas radiator. Double glazed windows to front and side aspect and door to small balcony. With decking, metal surround and a view of the University of Birmingham. Door to ensuite.

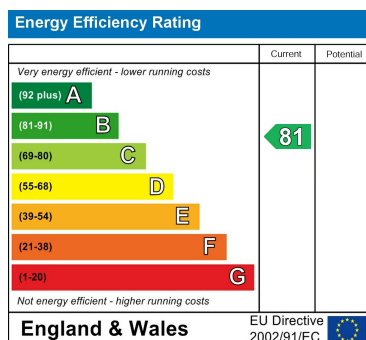
## Ensuite

With wooden-effect vinyl flooring, partly tiled walls, 1 ceiling spotlight, 1 gas radiator and frosted double-glazed window to rear aspect. Extractor fan and white suite comprising WC, pedestal sink with mixer tap and shower cubicle with mains shower.





### Energy Performance Graph:



Contact us:

Phone: 0121 442 2049

Email: sales@nicholasgeorge.co.uk

Tenure:

We understand the property is Leasehold but interested parties should obtain verification from their own solicitor.

Fees:

We have been informed that annual service charge is £XXX and annual ground rent is £XXX.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

