

## Garden Court

Birmingham City Centre

B16 8EU

**Asking Price Of £120,000**

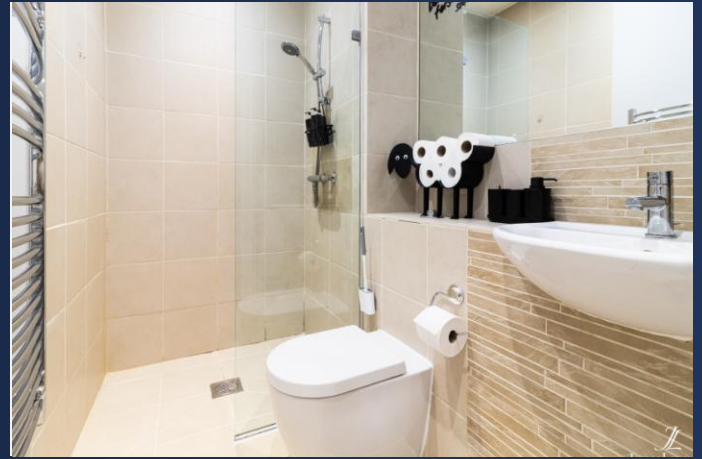
*Stunning One Bedroom Apartment*

*High Specification*

*No Upward Chain*

*Grade II Listed Development*





## Property Description

**DESCRIPTION** This well presented, modern, one-bedroom, one-bathroom apartment is a fantastic first time purchase/ investment opportunity in the ever popular, Garden Court. The apartment is located within a peaceful courtyard gardens. The property is situated on the ground floor, offering no chain. Comprising an entrance hallway, spacious open plan living/dining/kitchen area, double bedroom with fitted wardrobes and fully tiled shower room.

**LOCATION** The development offers a landscaped courtyard and secure entry, making this a peaceful place to live. Garden Court is just a stones' throw from Five-Ways station, in addition to being close to Brindley Place with easy access to restaurants, brasseries and designer shopping. Ideally situated for access to the A38M and M6 within easy walking distance of the commercial district of the city, Snow Hill Station, Grand Central Station and all the city's retail and recreational facilities.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band - B**

**Service Charge - £1,752.00 Per Annum**

**Ground Rent - £204.00 Per Annum**

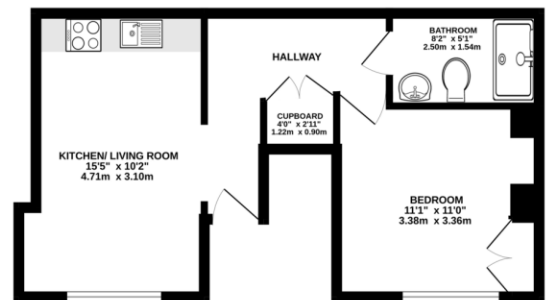
**Ground Rent Review Period: TBC**

**Length of Lease - 129 Years Remaining**



## Floor Layout

GROUND FLOOR



TOTAL FLOOR AREA: 377sq ft (35.0 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

Total approx. floor area 377 sq ft (35 sq m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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James Laurence

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