

REASSURINGLY LOCAL



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

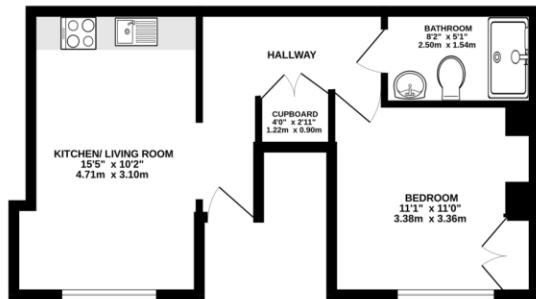
Ground Rent Review Period: TBC

Length of Lease - 129 Years Remaining



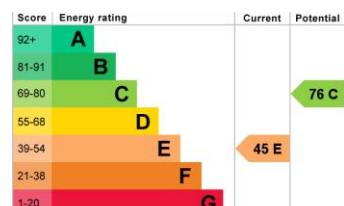
Floor Layout

GROUND FLOOR



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



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