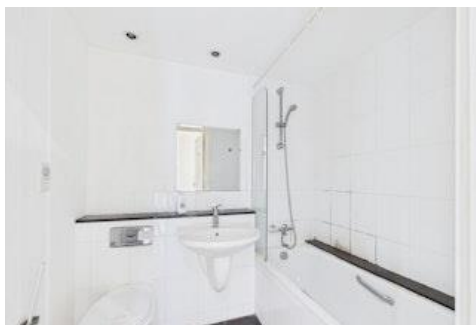




## Fleet Street, Birmingham

£160,000



 2
  1
  1

Leasehold | EPC rating: C

- 2 Double Bedrooms
- Main Bathroom
- No upward chain

- Wrap around Balcony
- Ideal for owner occupiers or investors

## Description

Situated within the highly regarded Islington Gates development, this Apartment offers an excellent opportunity to acquire a well-positioned city-centre apartment in one of Birmingham's most sought-after residential locations.

Set on the third floor, the property benefits from the convenience of lift access and the established setting of this popular development. The apartment provides a comfortable and practical living environment, with well-proportioned accommodation that is ideally suited to modern city living.

The accommodation offers a welcoming living space with ample room for both relaxation and entertaining, complemented by a fitted kitchen providing a practical setting for everyday living. The property benefits from the convenience and security associated with a purpose-built residential development, making it an appealing choice for both first-time buyers and property investors.

Islington Gates is ideally positioned for access to Birmingham city centre, with the city's extensive range of shops, restaurants, bars, entertainment venues and business districts all within easy reach. Birmingham Snow Hill station is particularly close by, while Birmingham New Street and Grand Central are also readily accessible, making the property exceptionally well placed for commuters. The development's location also provides convenient access towards the Jewellery Quarter and Colmore Business District.

This is an excellent opportunity to purchase a property in a well-established city-centre development, offering a combination of convenient location, practical accommodation and strong appeal to both residential and investment buyers. Early viewing is highly recommended to appreciate the property and its location.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof /source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use GoTo Group to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £40.00 + VAT per buyer / donor will be required to be paid to the GoTo Group direct when an offer is agreed and prior to a sales memorandum being issued.

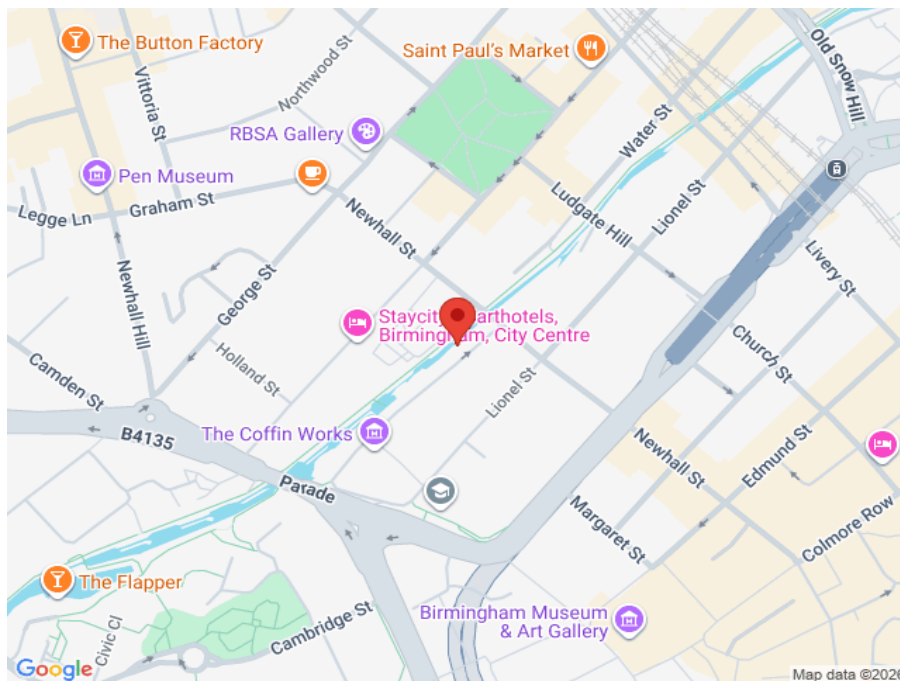
## Floorplan



## Photographs



## Map



## Notes

EPC Rating:

**C**

Tenure:

**Leasehold 102 Years Remaining**

Ground Rent:

**£300 per year**

Service Charge:

**£3,000 per year**

Council Tax Band:

**D**