

for sale

offers in the region of **£130,000**



## Orion Building Navigation Street Birmingham B5 4AB

**NO UPWARD CHAIN - IDEAL BUY TO LET / FIRST TIME PURCHASE -**  
Apartment comprises hallway, open plan lounge/modern kitchen, one bedroom, fitted bathroom, Property also has access to well kept communal grounds with water feature and concierge.

# Orion Building Navigation Street Birmingham B5 4AB

## Approach

Communal entrance.

## Open Plan Living

25' 5" x 10' 6" ( 7.75m x 3.20m )

Fitted kitchen with wall and base units, work surfaces, sink and drainer, integrated oven/hob with extractor fan overhead, integrated appliances.

## Bedroom

12' 2" x 10' ( 3.71m x 3.05m )

Double glazed window, wall mounted heater.

## Bathroom

8' x 5' 7" ( 2.44m x 1.70m )

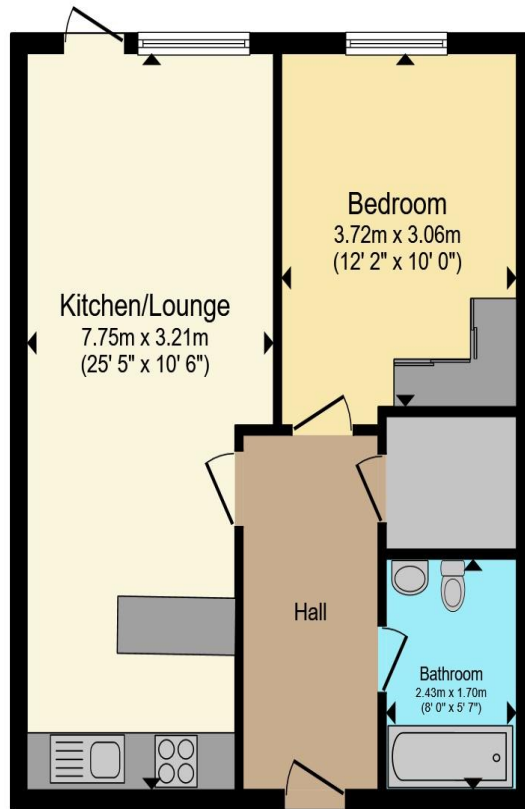
Bath with shower overhead, wash and basin, w.c.











**Floor Plan**

Total floor area 49.4 m<sup>2</sup> (531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

Property Ref: DIG113290 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/DIG113290](http://connells.co.uk/Property/DIG113290)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold backs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)