

# The Forge

262 Bradford Street

B12 0AJ

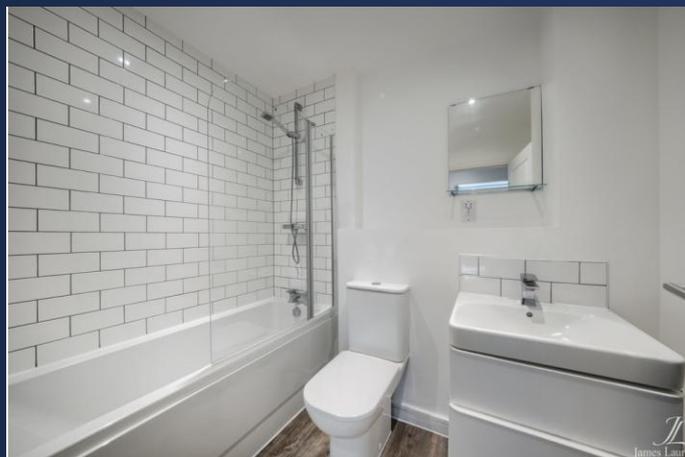
Asking Price Of £119,950

*One-Bedroom Apartment*

*Ground Floor*

*No Upward Chain*

*Communal Roof Terrace*



### Property Description

**DESCRIPTION** Discover modern city living at The Forge, part of the sought-after Park Works development in Birmingham's vibrant B12 district. This stylish one-bedroom apartment combines contemporary design with industrial character, offering the perfect home for professionals or investors seeking proximity to the city centre.

The property features an open-plan living and dining area with large windows that flood the space with natural light, complemented by a modern fitted kitchen with integrated appliances. The spacious double bedroom provides ample storage, while the sleek bathroom is finished to a high standard with modern fittings and a full-size bath with overhead shower.

Residents benefit from a secure entry system, well-maintained communal areas, and convenient access to local amenities. Located just minutes from Birmingham City Centre, Digbeth, and the Custard Factory, the apartment is ideally positioned for those wanting to enjoy the city's growing cultural and creative scene. Excellent transport links nearby include Bordesley Station, multiple bus routes, and easy access to the A45 and the M6.

Whether you're looking for a first home or a strong investment opportunity, The Forge offers modern comfort in a dynamic and well-connected location.

**JAMES LAURENCE ESTATE AGENTS 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:**  
**Ground Rent:**  
**Ground Rent Review Period:** TBC  
**Length of Lease:**



### Floor Layout



Total area: approx. 47.9 sq. metres (516.1 sq. feet)

Total approx. floor area 516 sq ft (48 sq m)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		