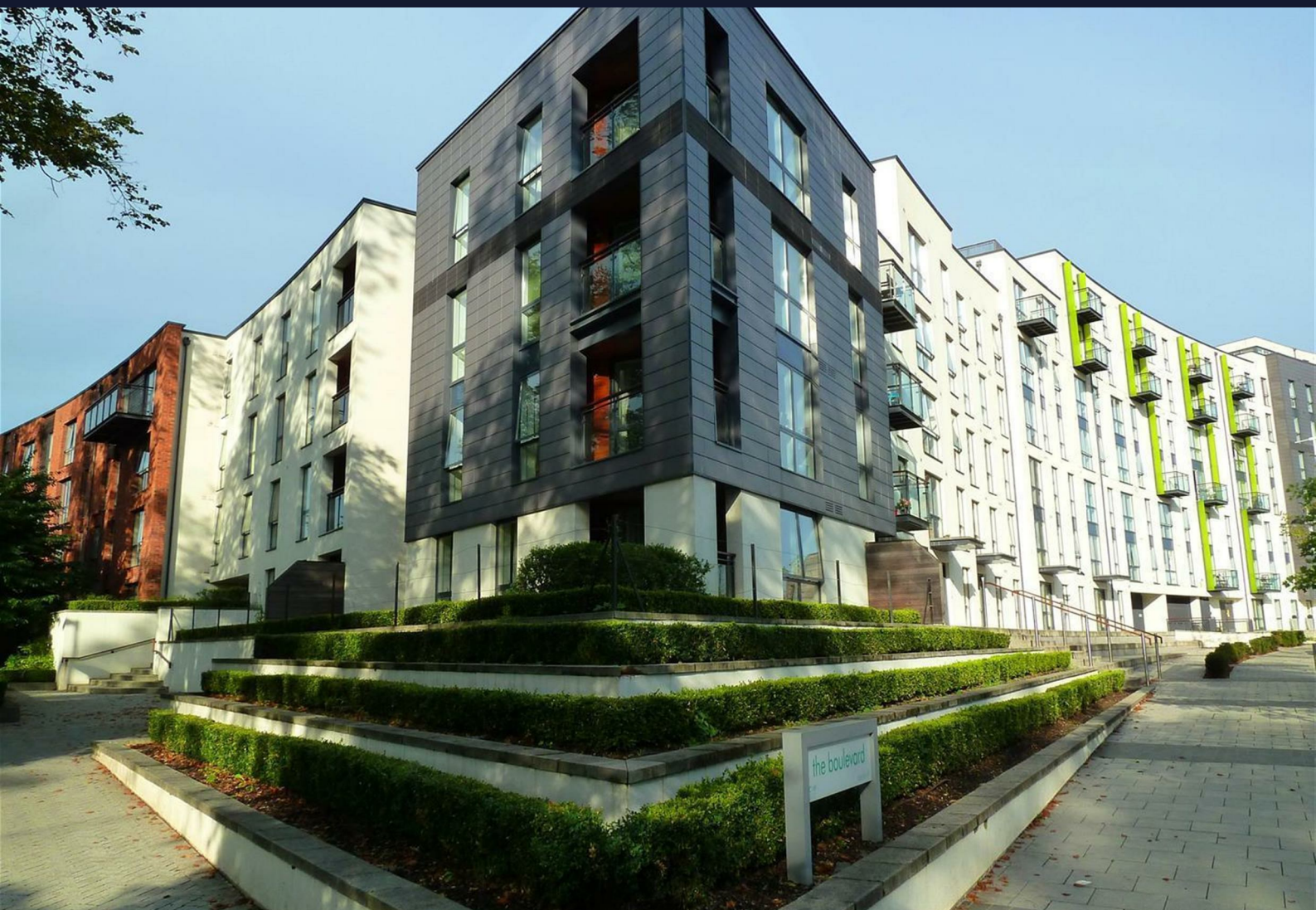
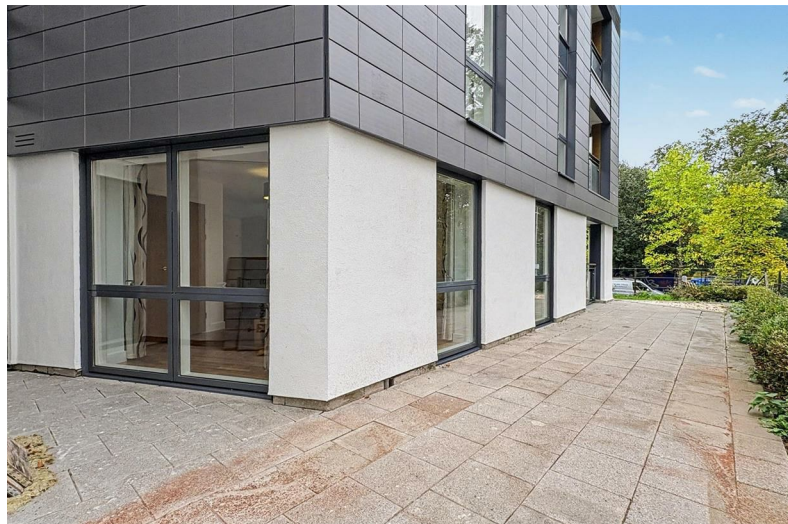




Apartment 1, The Hemisphere

Birmingham, B5 7SE

Offers Over £265,000



We are delighted to present to the market this immaculately presented, two-bedroom ground floor apartment, located in the impressive 'Hemisphere' development in Edgbaston which offers excellent access to the local points of interest including Cannon Hill Park, MAC Theatre, Edgbaston Cricket Ground, QE Hospital and the City Centre via the local transport links. In brief the accommodation provided consists of; secure and private entrance, two secure gated underground parking spaces, open plan living room and kitchen offering panoramic views and access to a dual aspect balcony perfect for entertaining, bedroom with en-suite shower room, second bedroom and an apartment bathroom. The apartment benefits from underfloor heating Energy Efficiency Rating D. To book your viewing of this high specification apartment please call our Moseley office.



Approach

With a private opaque entry door opening into:

Hallway

With LVT wooden style flooring, wall light point, doors opening into storage cupboard / cloakroom housing the water tank and providing plentiful storage, and doors opening into:

Open Plan Kitchen/Dining and Living Room

18'8" max x 18'9" max x 14'9" min x 19'4" min (5.71 max x 5.74 max x 4.51 min x 5.91 min)

With two ceiling light points, ceiling spotlights, a selection of wall and base units with work surfaces over, integrated oven and grill, breakfast bar area with storage under, integrated fridge and freezer, tiling to splash backs, integrated washing machine, double glazed windows to the rear and side aspect and a double glazed sliding door leading to;

Balcony Area

With patio area, initially stepping out onto a recently renovated sheltered patio area with decorative wooden slat to wall and low glass gate leading to further wrap around balcony, overlooking the MAC theatre to the side and communal parking to the front, there is also a double glazed UPVC door leading from the balcony to;

Bedroom One

14'5" x 12'5" (4.4 x 3.8)

With LVT flooring, ceiling light point, built-in storage cupboard, ceiling light point, double glazed door giving access to the rear patio and door opening into

En-Suite

7'2" x 5'2" (2.20 x 1.58)

With tiled flooring, low flush WC, wall mounted wash hand basin with hot and cold mixer tap, shaver point, shower cubicle, towel radiator,

Bedroom Two

18'9" max x 10'7" (5.74 max x 3.25)

With LVT flooring, built-in storage and double glazed windows to the rear and side aspects.

Bathroom

8'5" x 7'2" (2.59 x 2.20)

With tiled flooring, ceiling spotlights, low flush WC, wash hand basin with hot and cold mixer tap, bath with hot and cold mixer tap and shower over with shower screen, tiling to splash backs, shaver point and radiator.

Tenure Details

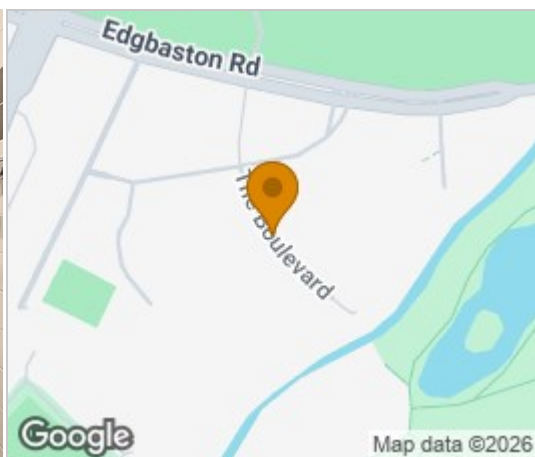
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 125 years, the ground rent is

approximately £515.00 per annum and the service charges are approximately £6,800.00 per annum (water bill is inclusive in this cost) (subject to confirmation by your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Apartment 1, 33 The Boulevard, B5 7SE is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.





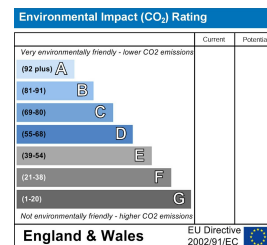
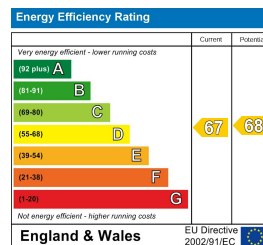
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

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