

for sale

offers in the region of **£155,000**



## Islington Gates Fleet Street Birmingham B3 1JL

**INVESTMENT OPPORTUNITY WITH TENANT IN SITU!** This fourth floor apartment is situated within the very popular ISLINGTON GATES with being within walking distance to NEW STREET STATION, Jewellery Quarter, The Bull Ring and many more. **CALL NOW TO VIEW!**

# Islington Gates Fleet Street Birmingham B3 1JL

## Approach

Secure communal entrance with access to all floors.

## Open Plan Living

Open plan living with fully fitted kitchen, wall and base units, work surfaces, sink and drainer, integrated oven/hob with extractor fan overhead, space for appliances.

Lounge area with double glazed patio doors opening onto balcony.

## Bedroom

Double glazed patio doors opening onto balcony.

## Bathroom

Bath with shower overhead, shower screen, wash hand basin, w.c, partly tiled.

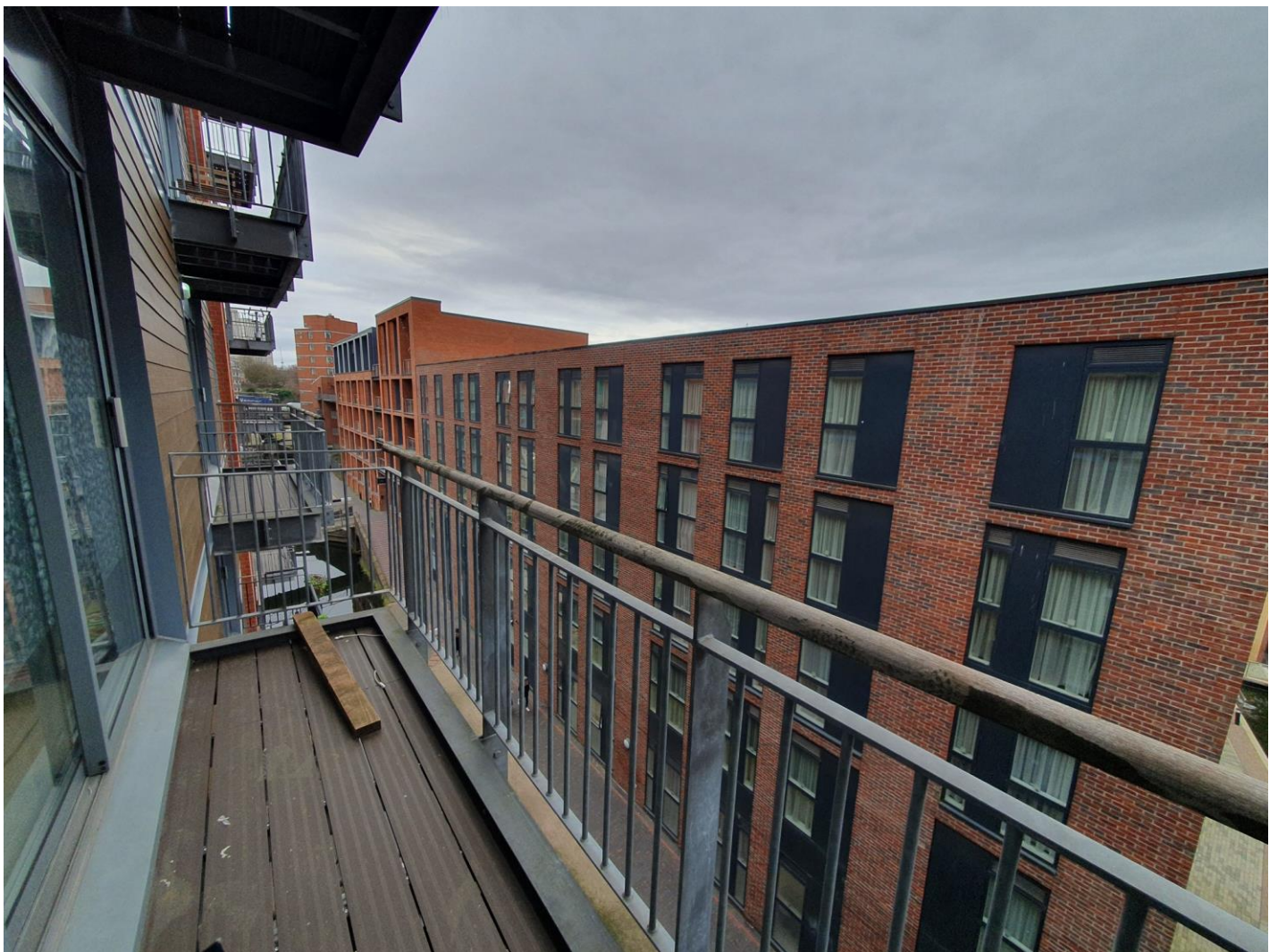












To view this property please contact Connells on

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

145 Great Charles Street Queensway  
BIRMINGHAM B3 3LP

Property Ref: DIG113180 - 0006

Tenure:Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2100.00

Ground Rent: 400.00

**[view this property online connells.co.uk/Property/DIG113180](https://www.connells.co.uk/Property/DIG113180)**

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 packs.

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.

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