

for sale

£225,000



## Balmoral Court Scotland Street Birmingham B1 2RU

Two bedroom, Two bathroom modern and contemporary apartment located in the heart of Birmingham City Centre with allocated parking,

# Balmoral Court Scotland Street Birmingham B1 2RU

## Approach

Communal entrance with access to all floors.

## Open Plan Living

The apartment features a sleek, modern kitchen designed to maximise both style and functionality. Its open-plan layout allows it to flow seamlessly into the living space, creating an inviting area perfect for cooking, dining, and entertaining.

Fully equipped with integrated appliances, including an oven, hob, extractor fan, and fridge-freezer, the kitchen offers all the essentials for everyday living.

Lounge area - double glazed window.

## Bedroom One

Double glazed window.

## En Suite

Shower cubicle, wash hand basin, w.c.

## Bedroom Two

Double glazed window.

## Bathroom

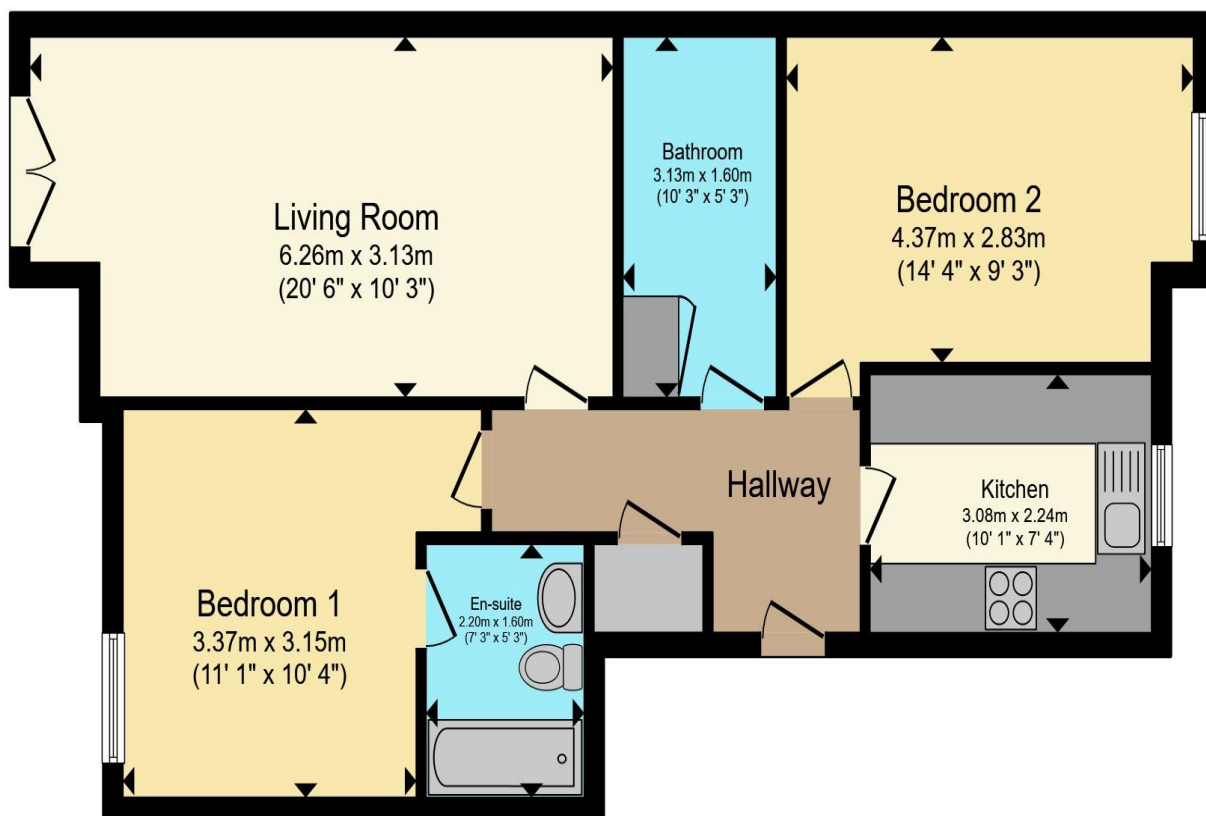
The bathroom is well presented and fitted with a modern suite comprising a paneled bath with shower over, low-level WC, wash-hand basin.











Total floor area 67.2 m<sup>2</sup> (724 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)



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145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

Property Ref: DIG113616 - 0004

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: E Service Charge: 2200.00

Ground Rent: 150.00

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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.

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