

Cottons

CHARTERED SURVEYORS

Apartment 101 Hemisphere, 15 The Boulevard, Edgbaston, Birmingham, B5 7SU

£135,000



- First Floor Apartment in Highly Desirable Location
- Investment with Tenant in Situation paying £675pcm (£8,100 per annum)
- Open Plan Living Dining Kitchen with Integrated Appliances
- EPC Rating: C(80)
- Double Bedroom
- Double Glazing and Under Floor Heating

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INVESTMENT with TENANT IN SITUATION paying £675pcm (£8,100 per annum). A modern first floor **APARTMENT** with **PARKING** and **LONG LEASE** in a **HIGHLY DESIRABLE DEVELOPMENT** in Edgbaston on the outskirts of **BIRMINGHAM CITY CENTRE**. Viewings **VITAL** to appreciate quality of location and accommodation on offer. Benefiting from **UNDER FLOOR HEATING** and double glazing, this ideal buy to let investment comprises; hallway, open plan living dining kitchen with integrated appliances, double bedroom, luxury bathroom with shower, secure communal areas with lifts and allocated parking space. **EPC Rating: C(80)**

Property Tenure
Leasehold

Council Tax Band
C

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

ACCOMMODATION

Approach

Located on 'level two' (on the first floor in relation to The Boulevard) within a secure development via either communal stairs and lift. With wooden entry door leading into...

Entrance Hallway

With wood effect flooring and doors leading into the following accommodation;

Open Plan Living/Dining Kitchen 10' 6" (maximum) x 25' 4" (3.21m x 7.73m)

With wood effect flooring, contemporary wall and base units incorporating laminate roll top work surface, stainless steel sink with chrome effect mixer tap over, integrated appliances including dishwasher, electric oven with four hobs and extractor fan over, fridge/freezer, space for washing machine and two double glazed windows to front aspect.

Bedroom 9' 3" x 13' 9" (2.81m x 4.19m)

With double wooden doors accessing built in wardrobe and double glazed window to front aspect.

Bathroom 7' 7" x 5' 6" (2.32m x 1.67m)

With tiling to floor, majority tiling to walls, white suite incorporating integral W.C. wall mounted wash basin with contemporary chrome effect mixer tap over, tiled bath with contemporary chrome effect over and shower over, ceiling extractor and complement of ceiling spot lights.

Heating

The property benefits from electric under floor heating throughout.

Security Intercom

We understand that the intercom can be linked to occupants mobile phones providing visitor access this is subject to formal confirmation.

Parking

With secure underground parking space.

Lease

150 years (less 3 days) from 28 December 2000.

Ground Rent

Our client has verbally advised that the ground rent is £330 per annum (this is subject to formal confirmation).

Service Charges

The development is managed by Mainstay (01905 357 777). Our client has verbally advised that the service charges are circa. £2,000 per annum (this is subject to formal confirmation).



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