



Islington Gates

Fleet Street

Jewellery Quarter

B3 1JH

Asking Price Of **£150,000**

One Bedroom Apartment

Canal Views

No Upward Chain

Balcony



Property Description

DESCRIPTION This stylish one-bedroom, one-bathroom apartment is situated in Birmingham's prestigious Islington Gates, right in the heart of Birmingham city centre. This modern apartment offers the perfect blend of luxury and convenience, ideal for professionals and families alike.

Additional benefits include secure entry, lift access, and your own private balcony facing onto the beautiful canal. This stunning apartment truly offers an unparalleled lifestyle in the vibrant heart of Birmingham.

LOCATION Situated in the highly sought-after Islington Gates development, you'll enjoy the convenience of city living with easy access to a plethora of shops, restaurants, and cultural attractions. With excellent transport links nearby, including Birmingham New Street Station and Tram, this property is perfectly positioned for commuters.

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: D

Service Charge: £2,717.16 Per Annum.

Ground Rent: £200.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: circa 102 Years Remaining.



Floor Layout



Total approx. floor area 775 sq ft (72 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 | 81 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |