

Richard Lighton House

Birmingham City Centre

B1 3QQ

Asking Price Of **£139,500**

One Bedroom Apartment

Canal Side Development

Ground Floor Apartment

355 Sq. Ft.



Property Description

DESCRIPTION ****NO UPWARD CHAIN**** A well presented one bedroom apartment located on the ground floor of this canal side development. The property briefly comprises of; Entrance hall, open plan living & kitchen area, master bedroom and family bathroom. The property is an ideal buy to let opportunity for investors.

ENTRANCE HALLWAY

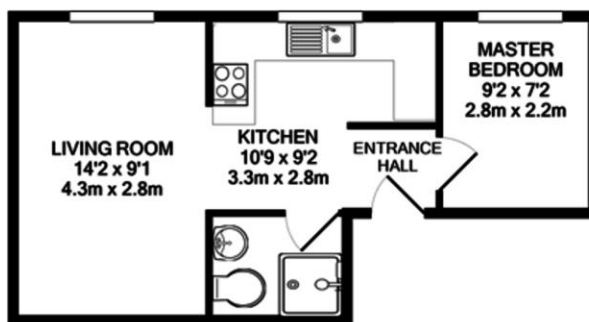
OPEN PLAN LIVING & KITCHEN AREA 20' 9 (Max)" x 14' 2 (Max)" (6.32m x 4.32m)

MASTER BEDROOM 9' 2" x 7' 2" (2.79m x 2.18m)

FAMILY BATHROOM 5' 0" x 6' 5" (1.52m x 1.96m)

LOCATION This modern development is situated in the city centre boasting excellent links to the Jewellery Quarter, Summer Row and Brindley Place. The local area is home to many restaurants, bars, historical and cultural attractions.

Floor Layout



TOTAL APPROX. FLOOR AREA 355 SQ.FT. (33.0 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
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Total approx. floor area 355 sq ft (33 sq m)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements