



Arena View,  
30 Clement Street  
Birmingham City Centre

B1 2SL

**Asking Price Of £140,000**

*Great Investment Opportunity*

*Large One Bedroom Apartment*

*Central Location*

*Brilliant Transport Links*





## Property Description

**DESCRIPTION** Perfectly situated for city centre, Brindley Place and Jewellery Quarter amenities. This spacious apartment briefly consists of a generously sized bedroom, a family bathroom and spacious kitchen/lounge/diner. Offering no upward chain!

**LOCATION** Located in the Arena View development, this property is perfectly situated for all of Birmingham's amenities.

For entertainment, you have venues such as Birmingham Arena and the Repertory Theatre both under a 10 minute walk away. For dining you're spoilt for choice! With Brindley Place and the Jewellery Quarter both hosting to a huge array of bars and restaurants.

On your doorstep is Birmingham's extensive canal network, while travel amenities such as New Street and Snow Hill station are both a twenty minute walk away.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** 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.

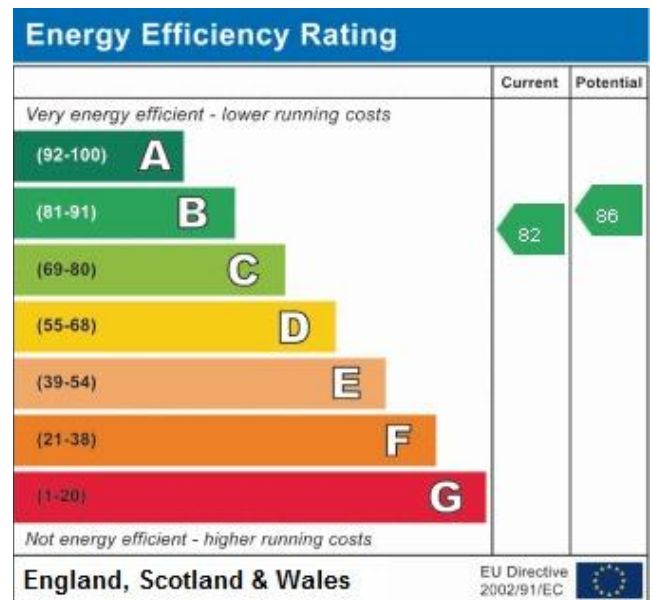
**Local Authority:** Birmingham City Council

**Council Tax Band - C**

**Service Charge - £1350pa**

**Ground Rent - £150pa**

**Length of Lease - 106 Years Remaining**



**Birmingham City Centre Branch**

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*James Laurence*  
**James Laurence**

*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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*