

Islington Gates

Birmingham City Centre

B3 1JL

Asking Price Of **£160,000**

One Bedroom Apartment

Private Balcony

Underfloor Heating in Bathroom

Neutrally Decorated Throughout



Property Description

DESCRIPTION An excellent opportunity to purchase this spacious, one-bedroom apartment in the popular Islington Gates development. The apartment boasts an open plan modern kitchen and living room, spacious double bedroom and modern shower room. Islington Gates itself boasts an on site manager facility, secure video intercom systems and is only a short walk to transport links of New Street and Snow Hill stations as well as Colmore Row in the heart of the financial district.

LOCATION This stunning fourth floor apartment is located on Fleet Street, local to St Paul's Square and a number of bars and restaurants. Whether you're looking for post dinner drinks at The Jam House or Actress and Bishop, or dinner at Pasta Di Piazza or Cucina Rustica, the area is inundated with gorgeous food and drink. The Jewellery Quarter is home to countless independent jewellers, gift shops and antique dealers, making it perfect for an afternoons stroll. If you're a fan of history and theatre you're in luck too, with Birmingham Museum and the Repertory theatre both under a 15 minute walk away.

For travel amenities, you're a short distance from New Street, Snow Hill and Jewellery Quarter train stations, and a short drive from Birmingham's ring road.

LOUNGE/KITCHEN/DINER 32' 5" x 13' 9" (9.88m x 4.19m)

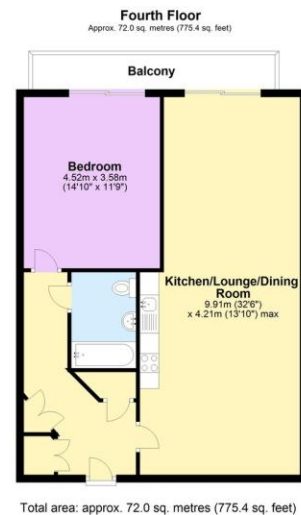
BEDROOM 14' 8" x 11' 7" (4.47m x 3.53m)

BATHROOM 7' 1" x 5' 6" (2.16m x 1.68m)

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



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	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		