

Maddison House

Birmingham City Centre

B5 6QQ

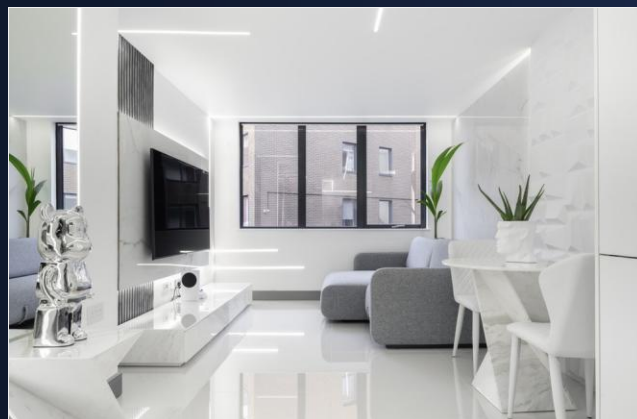
Asking Price Of **£350,000**

Stunning One Bedroom Apartment

No Upward Chain

First Floor Apartment

495 Sq. Ft.





Property Description

DESCRIPTION Located in the exciting and vibrant Chinatown district of Birmingham's busy city centre is Madison House, a progressive new build development of 141 apartments offered with spacious living areas, sleek communal areas and state of the art appliances. Madison House is a short walk from the Bullring, Grand Central and Digbeth Dining Club, making it ideal for working professionals and couples in the city.

The spacious one bedroom apartment located on the first floor comprises of - An entrance hall, open plan living & kitchen area, Master bedroom & family bathroom. The apartment has been finished off to a high specification and is an ideal purchase for a first time buyer or investor.

- SPECIFICATION** - Fully Furnished (Cutlery, Dishes, Glassware, Pots/Pans, Bedding, Towels etc)
 - 65" 4K Smart TV - Netflix, Amazon Prime, NOW TV (Sky films, series) + XBOX Series S
 - Biometric Security Front Door
 - Italian Porcelain throughout, Porcelain bathroom, smart electric blinds
 - Fully stocked luxury bathroom (Handwash, Lotion, Shampoo, Conditioner, Body Wash)
 - Professional cleaning weekly
 - 1GB Gigabit Fiber Internet
 - Utilities All Included
 - Secured Off Street Parking

LOCATION Madison House whilst very central also has the benefit of being close to the A38 and the City's ring road giving easy access to the M6 motorway. The development is also only 500 metres from the forthcoming Birmingham Smithfield development, a significant future project with a whole host of leisure and further retail amenities.

JAMES LAURENCE ESTATE AGENTS 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 mileage quoted in the 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 main services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: TBC

Service Charge: £1,357.50 Per Annum

Ground Rent: £30.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 146 Years Remaining

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

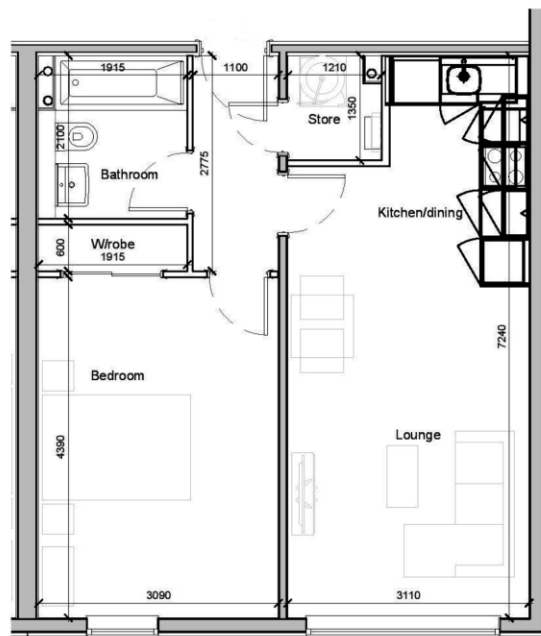
Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make an appointment.

Floor Layout



Total approx. floor area 495 sq ft (46 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Birmingham City Centre Branch

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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.