



Islington Gates,

4 Fleet Street

Birmingham City Centre

B3 1JH

Asking Price Of **£190,000**

Sixth Floor Apartment

Canal Facing

Spacious Sit Out Balcony

Dual Aspect





Property Description

DESCRIPTION *CLADDING WORKS FINISHED, EWS1 FORM NOW PASSED***** 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 with the additional bonus of a separate, private living space, spacious double bedroom and modern bathroom.

Boasting from dual aspect and a spacious balcony.

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.

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

Local Authority: Birmingham City Council

Council Tax Band - D

Service Charge - £3108 per annum
Ground Rent - £200 per annum
Length of Lease - 105 Years Remaining



Floor Layout



Total approx. floor area (859.6 sq.ft)

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		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		