



Warwick Crest

Edgbaston

B15 2LH

Asking Price Of **£175,000**

Two Bedroom Apartment

Eighth Floor

644 sqft

Two Balconies

Share of Freehold



Property Description

DESCRIPTION A fantastic opportunity to purchase this eighth floor two-bedroom apartment in the popular Warwick Crest development on Arthur Road.

The apartment is finished to a good specification and boasts a separate fitted kitchen leading from the entrance hallway, a living room with picture windows and two balconies offering excellent views, with two bedrooms, a tiled bathroom, an electric heating system throughout and ample hallway storage.

The property also benefits from a garage and secure intercom access.

LOCATION Its location on one of Edgbaston's premier avenues and its greenery and communal grounds make Warwick Crest a popular destination for professionals looking for a short commute to city centre along with short walking distance to Queen Elizabeth Hospital, but also downsizers wanting convenient living. Chad Square amenities are nearby with excellent transport and road links of Harborne Road to city and Harborne High Street.

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 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 - £2592.84 Per Annum

Ground Rent - Peppercorn

Ground Rent Review Period - TBC

Length of Lease - 124 Years Remaining.



Floor Layout



Total area: approx. 59.9 sq. metres (644.3 sq. feet)

Total approx. floor area 644 sq ft (60 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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