



The Forge

262 Bradford Street

B12 0AJ

£260,000

Two Double Bedrooms

645 Sqft

No Upward Chain

Excellent Condition



Property Description

DESCRIPTION Experience contemporary urban living in this stunning 2-bedroom apartment located in The Forge, a landmark development in the heart of Digbeth, Birmingham city center. This stylish residence offers modern comforts and a unique outdoor space, perfect for those seeking a vibrant city lifestyle. A standout feature of this apartment is the expansive wrap-around terrace, offering panoramic views of the city and a perfect spot for entertaining or unwinding. Don't miss the opportunity to live in one of Birmingham's most exciting neighborhoods. Contact us today to arrange a viewing and make this exceptional apartment in The Forge your new home.

LOCATION Located in the dynamic Digbeth area, The Forge is surrounded by a rich array of cultural landmarks, trendy cafes, and artistic venues. The apartment is also well-connected by public transport, making it easy to explore Birmingham and beyond.

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 - TBC

Service Charge - TBC

Ground Rent - TBC

Ground Rent Review Period - TBC

Length of Lease - TBC



Floor Layout



Total approx. floor area 645 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.