



York Road

Birmingham

B16 9HY

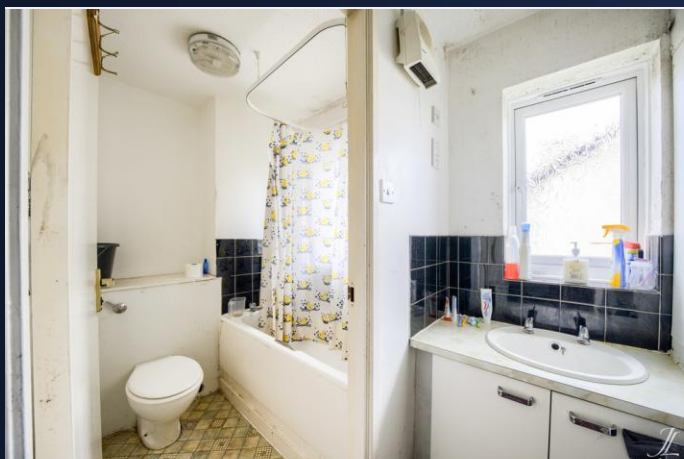
Asking Price: **£85,000**

Studio Apartment

Top Floor

269 sqft

Prime Edgbaston Location



Property Description

DESCRIPTION A top floor studio apartment set on a quiet residential street in the heart of Edgbaston. The property comprises a living/dining/bedroom with kitchen and bathroom off, and is suitable for investors and first-time buyers alike. The lease has been extended and has circa 149 years remaining. Viewings are highly recommended.

LOCATION The property is conveniently located on York Road within easy access to City Road, the Hagley Road and has great links to Birmingham City Centre, with the Edgbaston tram link only a 15 minute walk away.

The Queen Elizabeth Hospital and ideally located for the proposed Midland Metropolitan Hospital. Primary, secondary and prep schools are nearby such as Lordwood High school, George Dixon Academy and plethora of private schooling options. Leisure facilities are provided with Edgbaston Priory tennis club and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment.

There are facilities of Cannon Hill Park nearby with Edgbaston reservoir ideal for a local Sunday stroll or bike. The recently opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

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: A

Service Charge: £1958.32 per annum

Ground Rent: Peppercorn

Ground Rent Review Period: TBC

Length of Lease: 149 years remaining



Floor Layout

Top Floor
Approx. 27.6 sq. metres (297.2 sq. feet)



Total area: approx. 27.6 sq. metres (297.2 sq. feet)

Total approx. floor area 269 sq ft (25 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 | | 80 C |
| 55-68 | D | 58 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.