



Priory House

Birmingham City Centre

B5 6BF

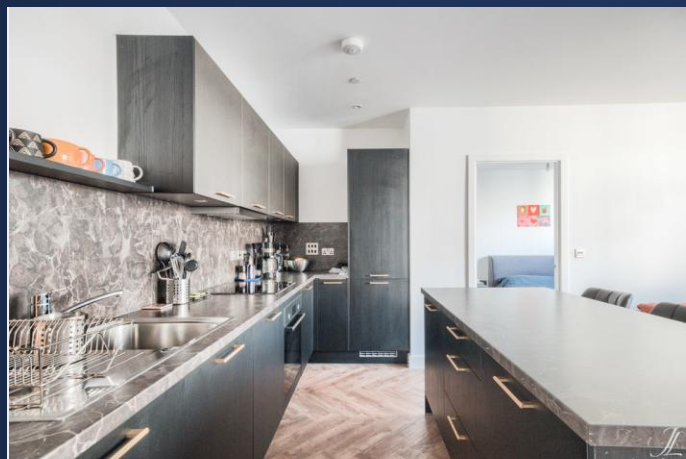
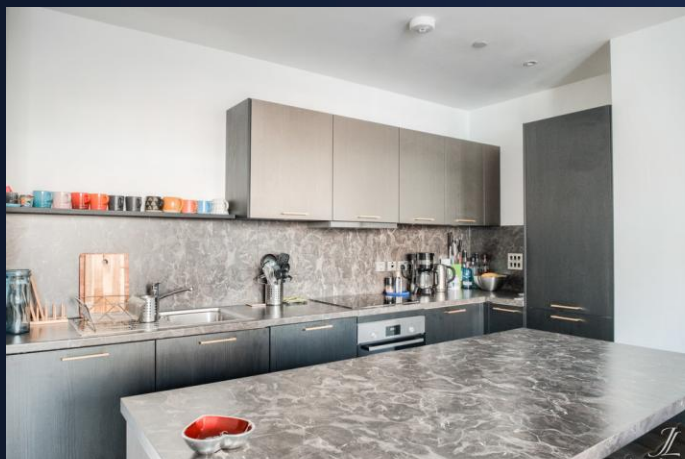
Asking Price Of **£450,000**

Three Bedroom Apartment

Private Balcony

Secure, Allocated Parking

City Centre Views



Property Description

DESCRIPTION This stylish and spacious three-bedroom, two-bathroom apartment located in the highly sought-after Priory House. Situated in a prime location of Birmingham bustling China town, this modern residence offers the perfect combination of comfort, convenience, and contemporary living. Complete with a private balcony, secure allocated parking and a private storage unit.

LOCATION Situated in the bustling Chinatown district, you'll have easy access to an array of cultural attractions, diverse dining options, and vibrant nightlife. The apartment is also well-connected by public transport, making it convenient to navigate the city.

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 - E

Service Charge - £2,600.00 Per Annum

Ground Rent - £250.00 Per Annum

Ground Rent Review Period - TBC

Length of Lease - 248 Years Remaining

EPC Rating: C

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



Floor Layout



Total area: approx. 80.2 sq. metres (863.0 sq. feet)

Total approx. floor area 863 sq ft (80 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 | | |
| 69-80 | C | 78 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |