

Apartment 12 Balmoral Court, Scotland Street

Birmingham, B1 2RU

Guide Price £200,000

2 2 1 C





****INVESTMENT OPPORTUNITY IN A PRIME LOCATION WITH GORGEOUS CANAL VIEWS AND NO UPWARD CHAIN!****
Located in a modern development on Scotland Street, this lovely two-bedroom apartment offers good access routes and close proximity to the city centre, with Brindley place being a short distance away and offering a lovely canal side walk. This property benefits of secure parking, gated entrance and the accommodation briefly comprises; kitchen, living room with lovely views of the Birmingham Canals, bathroom, two bedrooms with bedroom one benefitting from an en-suite and benefit of secure allocated parking. It will be sold as tenant in situ. EPC rating is C. Arrange your viewing to fully appreciate this delightful apartment!







Approach
The property is approached via a secure gated communal ground with parking facilities and steps leading to wooden front entry door opening into:

Communal Entrance
With wooden door opening into:

Hallway
With a door opening into storage cupboard providing useful storage, further storage cupboard housing the water tank, wooden floor covering, wall mounted electric heater, two ceiling light points, loft access point and doors opening into:

Living Room
10'6" x 20'10" (3.21 x 6.36)
With laminate wood effect floor covering, wall mounted electric heater, two ceiling light points, window and doors opening to Juliette balcony giving views to Birmingham Canals.

Kitchen
10'1" x 7'4" (3.08 x 2.25)
With a selection of wall and base units with wooden effect work surfaces over, integrated oven and hob, integrated fridge freezer and dishwasher as well a washer/dryer, stainless steel sink and drainer with mixer tap over, ceiling light point, tiled splash backs and double glazed window to the front aspect,

Bedroom One
15'5" x 8'11" (4.71 x 2.72)
With ceiling light point, wall mounted electric heater, laminate wood effect flooring, double glazed window to the rear aspect, selection of built-in wardrobes with over head storage, built-in dressing table and door opening into:

En-Suite
3'10" x 6'8" (1.172 x 2.05)
With a low flush WC, sink with two taps over, walk-in shower cubicle with electric shower over, ceiling light point, tiled splash backs, tiled flooring and extractor fan.

Bedroom Two
12'1" x 10'2" (3.7 x 3.11)
With double glazed window, ceiling light point and wall mounted electric heater.

Bathroom
With door opening into airing cupboard providing useful storage, wash hand basin with two taps over, tiling to splash backs, bath with mixer tap and shower attachment and low flush WC.

Footage
624.307 sq ft

Tenure
We have been informed by our vendors the property is Leasehold and the lease term remaining is approximately 99 years, the ground rent is £140.00 per annum and the service charges are approximately £3,000.00 per annum (subject to confirmation from your legal representative).

Council Tax Band
According to the Direct Gov website the Council Tax Band for Apartment 12 Balmoral Court, Scotland Street, Birmingham, B1 2RU is band E and the annual Council Tax amount is approximately £2,382.41 subject to confirmation from your legal representative.

Parking Space

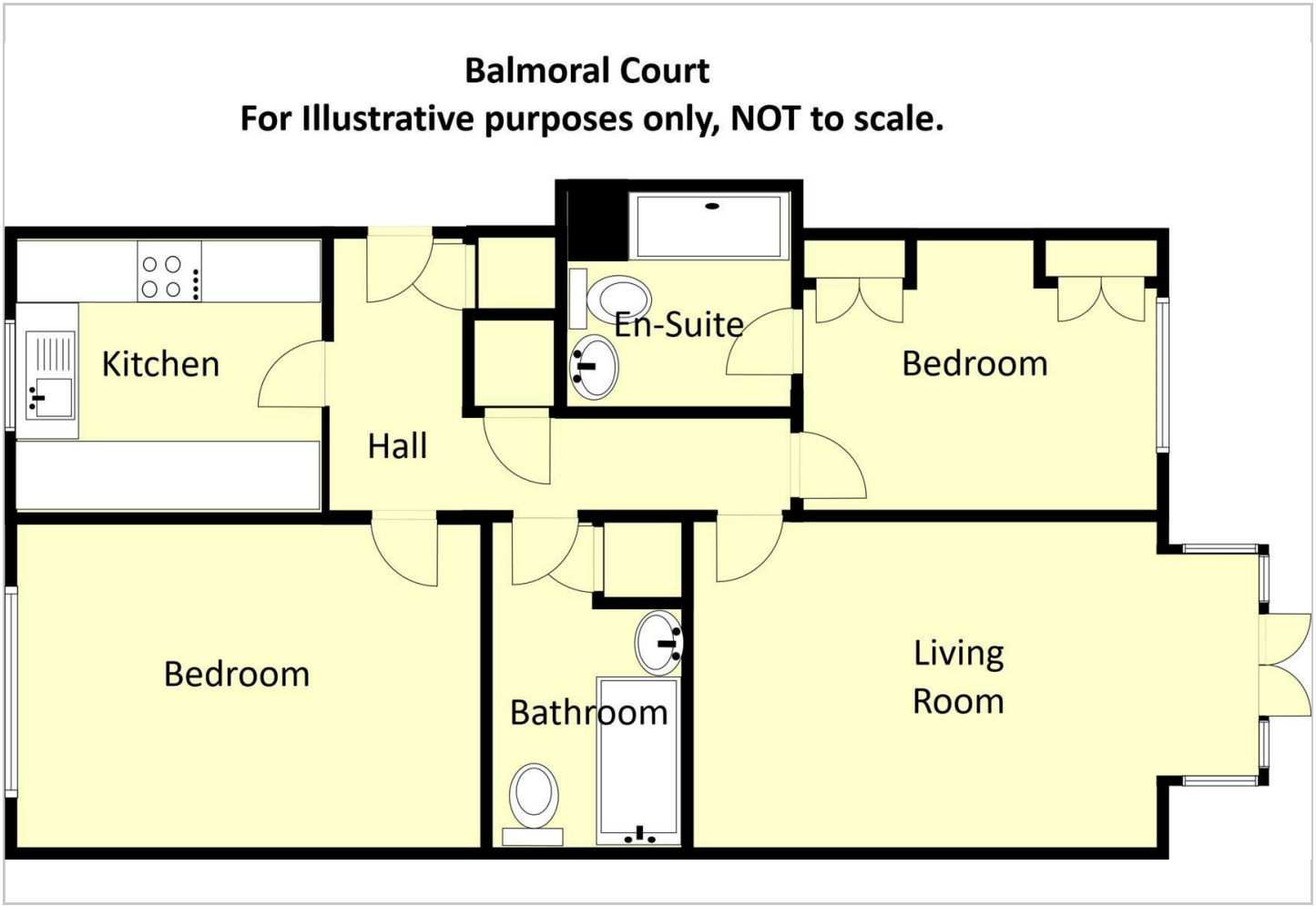
One designated parking space inside a gated parking area, which has remote access.







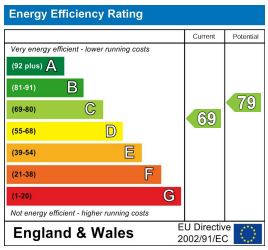
Floor Plan

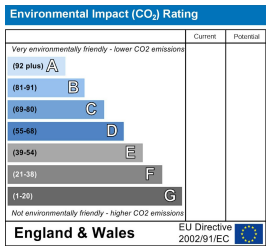


Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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