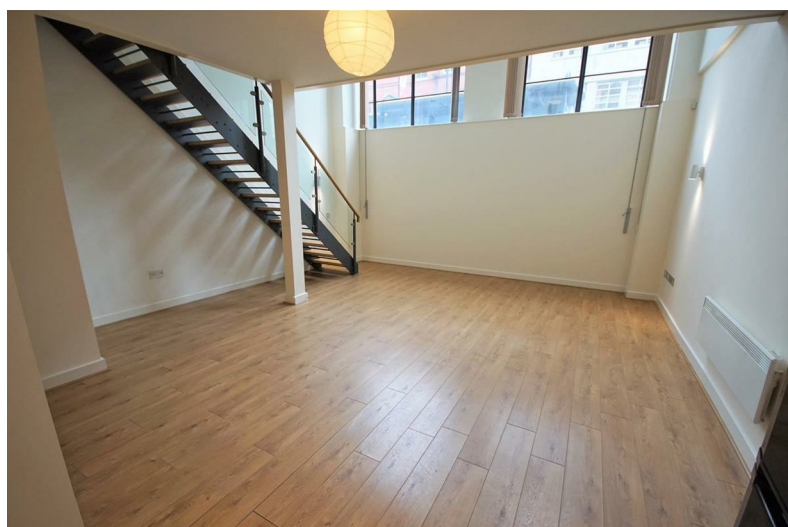




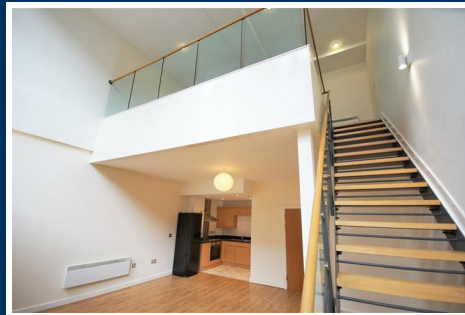
Flat 107 Abacus Building 246 Bradford Street

Digbeth, Birmingham, B12 0NZ

Offers Over £145,000



****ONE BEDROOM MEZZANINE APARTMENT WITH NO UPWARD CHAIN!!**** This is a lovely, quirky and spacious one bedroom mezzanine apartment located in the ever popular Abacus building in Digbeth. Ideally located for access into the City Centre and only a short stroll from the Bullring, this great apartment is offered with double glazing, electric storage heating and no onward chain! In brief the accommodation offers the following; allocated secure parking space, hallway, separate WC, open plan kitchen and living room with picture windows, staircase to the mezzanine level which offers a bathroom and a spacious bedroom area. Energy Efficiency Rating C. To arrange a viewing please call our Moseley sales team.



Approach

This ground floor mezzanine one bedroom apartment is approached via a communal door into hallway and a wooden front entry door opening into:

Hallway

With wood effect flooring, door opening into airing cupboard housing water tank and useful storage space, wall mounted intercom system, wall mounted electric heater and further door opening into:

Downstairs WC

3'7" x 8'9" (1.11 x 2.68)

With wooden effect laminate flooring, wall mounted towel rail, sink on pedestal with mixer tap over, low flush WC, ceiling spotlight points and ceiling mounted extractor fan.

Open Plan Living/Kitchen Area

living area 19'9" x 18'11" kitchen area 7'9" x 6'3" (living area 6.03 x 5.77 kitchen area 2.37 x 1.93 m)

Living area with continued wooden effect laminate floor covering, two double glazed windows to the front aspect, ceiling light point, stairs giving rise to the mezzanine level, wall mounted electric heater, wall and ceiling light points and walkway into kitchen. With lino to flooring, cream wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, integral Bosch cooker, hob and extractor, built-in Electrolux washer dryer, space for fridge freezer and ceiling spotlights.

Mezzanine Level/Bedroom

16'7" (max) x 15'3" (min) x 10'7" (5.06 (max) x 4.66 (min) x 3.25)

From living area stairs gives rise to the mezzanine level bedroom with ceiling light point, wall mounted electric heater, door opening into storage cupboard providing useful storage, further entry door and door opening into:

Bathroom

3'5" x 10'8" (1.05 x 3.27)

With a three piece bathroom suite comprising panel bath with mixer tap over and shower attachment above, low flush WC, sink on pedestal with mixer tap, wall mounted electric heater, tiling to splash backs, ceiling light point, lino to flooring and ceiling mounted extractor fan.

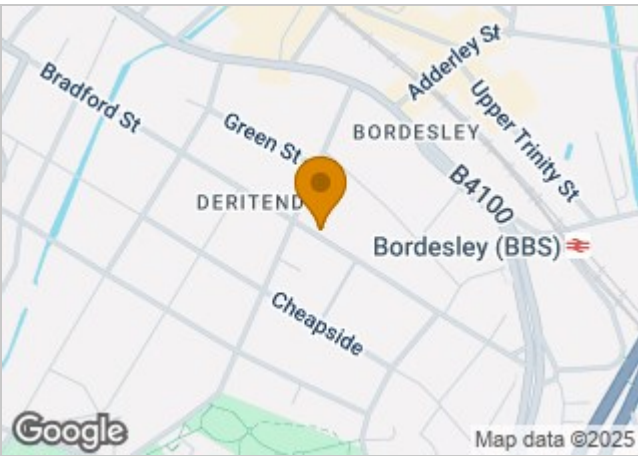
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 107 years, the ground rent is approximately £150.00 per annum and service charges are approximately £510.00 per quarter (subject to confirmation from your legal representative).

Council Tax

According to the Direct Gov website the Council Tax Band for Abacus Building, Alcester Street, Digbeth, Birmingham, B12 0NX is band D and the annual Council Tax amount is approximately £1,808.26 subject to confirmation from your legal representative.





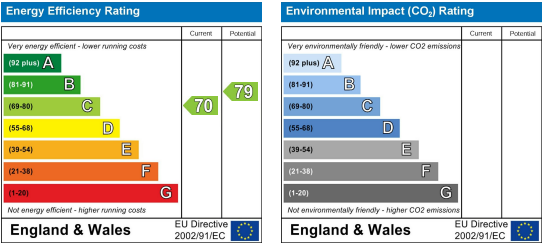
Floor Plan



Viewing

Please contact our Rice Chamberlains 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 firms employment has the authority to make or give any representation or warranty in respect of the property.