TMS ESTATE AGENTS

Canal Wharf, Waterside Walk, Birmingham, B1 1SZ

£159,995

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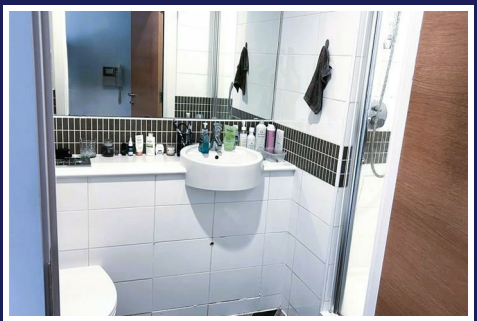
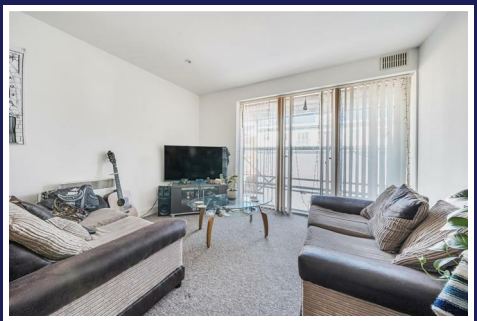
- 2 BEDROOM APARTMENT
- CLOSE TO GRAND CENTRAL AND BULLRING
- CONCIERGE & LIFT ACCESS
- EPC - C & COUNCIL TAX - D
- IDEAL RENTAL INVESTMENT WITH POTENTIAL YIELD OF OVER 6%
- CHAIN FREE & LONG LEASE
- SECURE GATED DEVELOPMENT WITH PARKING
- CLOSE TO NEW STREET STATION & CITY CENTRE
- VIEWS ACROSS THE CITY CENTRE





CHAIN FREE ~ 2 BEDROOM 2nd FLOOR APARTMENT IN A GATED DEVELOPMENT ~ SECURED PARKING ~ CANALSIDE

TMS ESTATE AGENTS are delighted to offer to the market this 2 Bedroom 2nd floor apartment located in the very popular Canal Wharf development just a short walk to both New Street Station and The Mailbox shopping centre and only a 10 minute drive to the M6.

Enjoying a canal front location, this modern apartment enjoys open plan living room with Juliette balcony, fully fitted kitchen with integrated white goods, two double bedrooms, one with fitted wardrobes and a shower room.

Other benefits include full concierge service, communal grounds, secure parking and electric heating.

Close by you will find exclusive shops, bars, cafes & restaurants and local amenities. 10 mins drive to the M6 motorway.

We have been advised that there is 132 years left on the lease, the service charge is £804 quarterly and the ground rent £250 p.a. These figures need to be confirmed by your legal advisor.

This apartment is a great investment opportunity with potential to sell with the tenant in situ, however vacant possession is also offered. The current rent is £1150pcm.

Call TMS ESTATE AGENTS today to book your accompanied viewing.

COMMUNAL ENTRANCE
Gated development with full concierge service, lifts to all floors.

APARTMENT

ENTRANCE HALL

Lounge
Double glazed patio doors with Juliette balcony, carpet, open plan to kitchen.

Kitchen
Modern kitchen with plenty of cupboard space, electric oven and hob, integrated washing machine, dish washer and fridge freezer.

Bedroom 1
Double glazed window, carpet, fitted wardrobe.

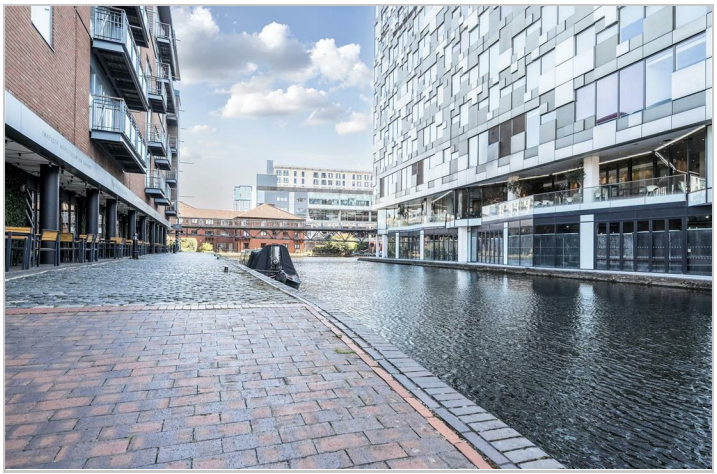
Bedroom 2
Double glazed window, carpet,

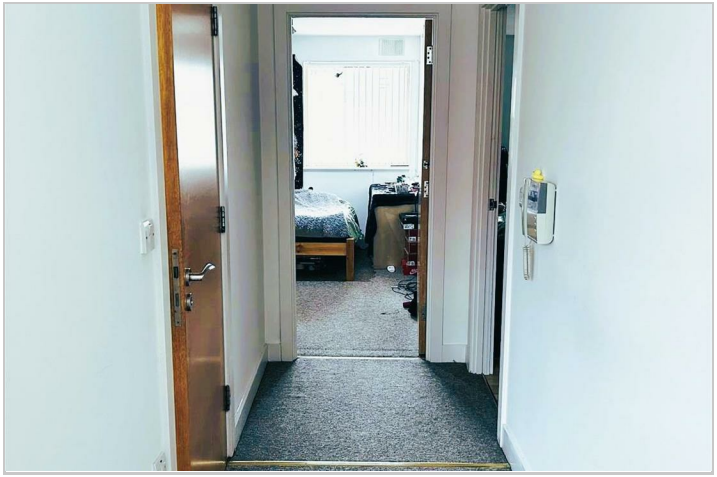
Shower Room
Shower cubicle, low flush W.C and vanity wash hand basin.

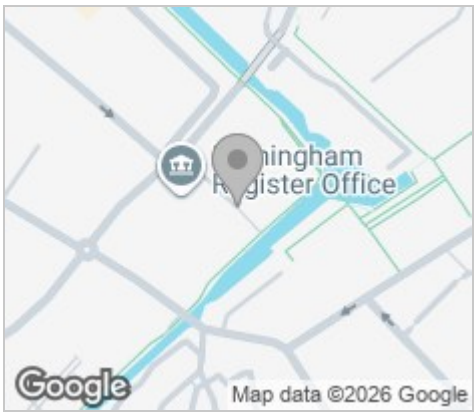
EXTERNAL

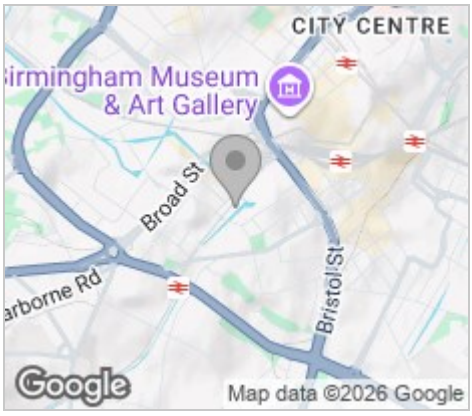
PARKING
secured parking for 1 car.

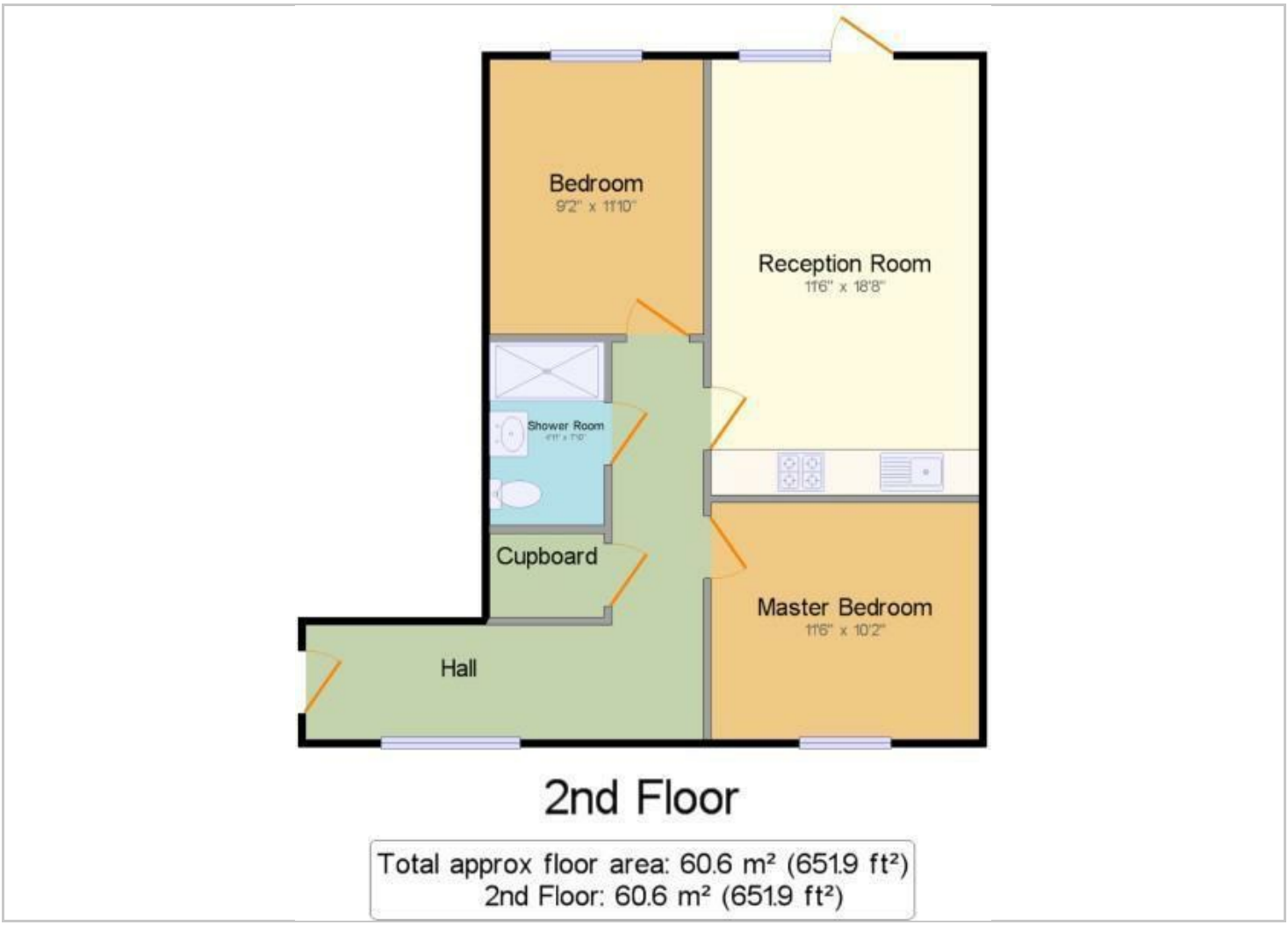
Agents Note
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





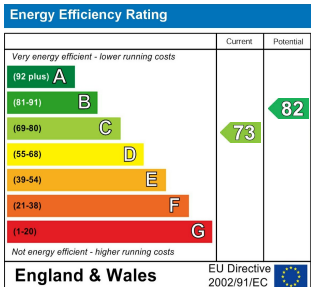


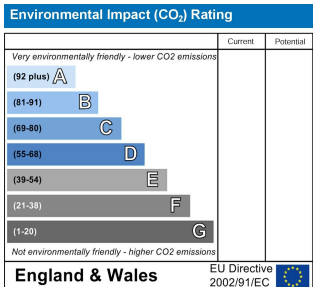




Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.





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.

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