



23 The Forge 262 Bradford Street, Birmingham, B12 0AJ

**Asking Price £200,000**

Hadleigh Estate Agents are pleased to present this stunning one bedroom one bathroom 1st-floor apartment located in Digbeth, Birmingham's Creative quarter. Making for a fantastic investment purchase the property benefits from tenant in situ until January 2027.

This stunning apartment is finished to an extremely high standard and briefly comprises of: Open plan living room/kitchen with integrated Zanussi appliances, master bedroom and family bathroom. The development also boasts a communal terrace giving views over Birmingham's ever-growing skyline.

### **General Information**

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold

Length Of Lease – 995 Years

Service Charge – Approx £2,400.00 PA

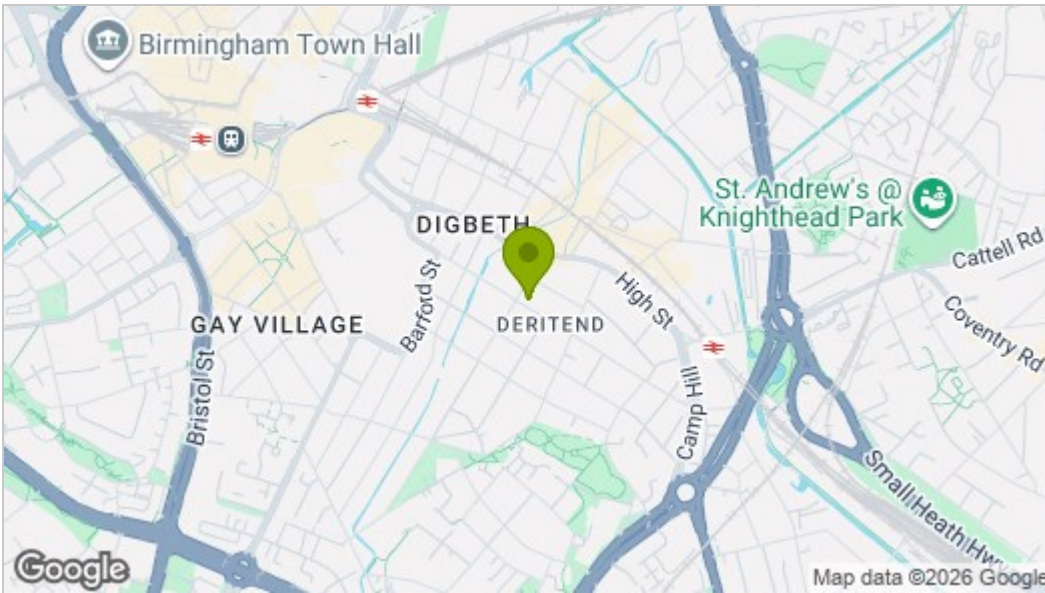
Ground Rent – Approx £150.00 PA

EPC - C

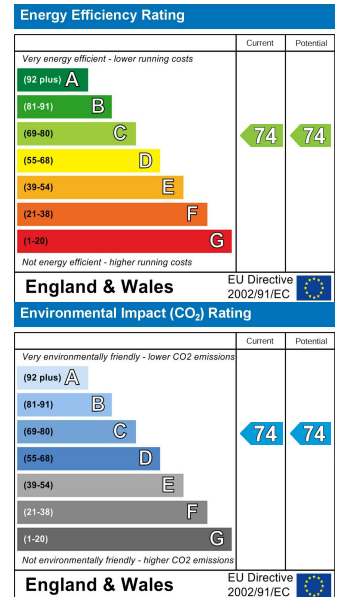
Council Tax Band - C

# Floor Plan

## Area Map



## 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.