

## Apt 231, Skyline 165 Granville Street, Birmingham, B1 1JY

**Asking Price £225,000**

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom apartment for sale, which benefits from being in excellent condition and is ready to move straight into. Offered with no upward chain the property is set within the ever popular Skyline Apartments. The Skyline development offers concierge service, with secure CCTV monitoring, gated allocated parking and complete with EWS1.

Being set within prime City Centre location, offering nearby train stations including Birmingham New Street Station, excellent transport links and within walking distance to the Bullring shopping centre. Adjacent to Peace Gardens and nearby Canal side landmarks.

In brief the apartment comprises, entrance hallway, spacious lounge boasting a private balcony. Modern fitted kitchen, master bedroom with en-suite shower room, a further double bedroom and family bathroom.

### Entrance Hall

Video intercom system, carpeted flooring, ceiling light point, internal storage cupboard and electric heater.

### Lounge Diner



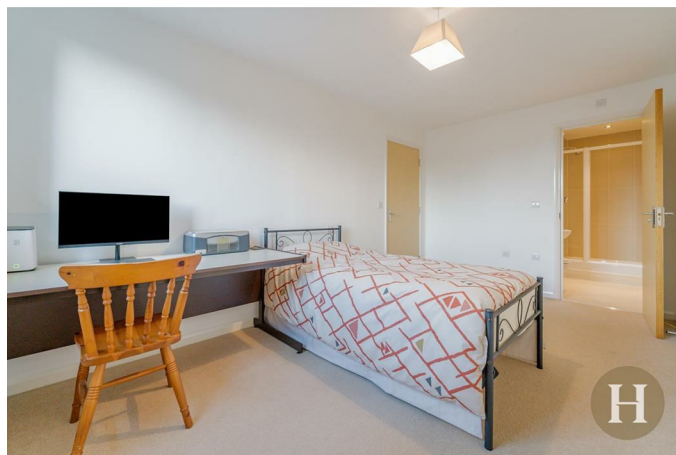
Double glazed balcony door, leading to private balcony offering City Centre views. Carpeted flooring, two ceiling light points, two electric heaters and ample space for dining area.

### Kitchen



Fitted kitchen with range of base and wall units, natural stone effect ceramic floor tiles, oven with hob and extractor hood. Sink and drainer unit, ceiling light point.

### Master Bedroom



Double glazed window, carpeted flooring, ceiling light point, electric heater and access to en-suite.

### En-suite



Low level flush WC, hand wash basin with tiled splashback. Walk in mains shower cubicle, heated towel rail, ceiling downlights, extractor fan and tiled flooring.

### Bedroom 2



Double glazed window, carpeted flooring, electric heater and ceiling light point.

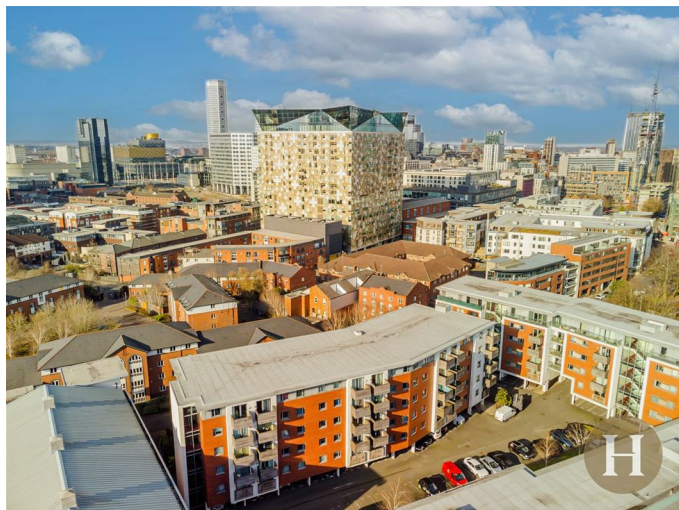


## Bathroom



Partially tiled bathroom, low level flush WC, hand wash basin, bath with attached shower. Tiled flooring, heated towel rail, ceiling downlights and extractor fan.

## Parking



Secure gated courtyard and allocated parking space.

## 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

Lease remaining: 136 Years Remaining

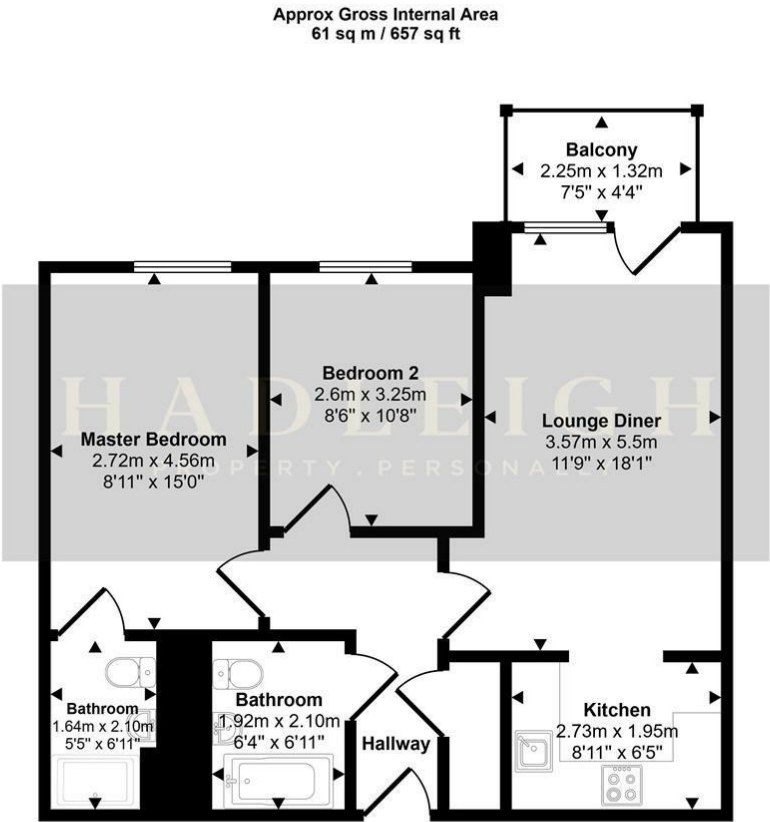
Annual service charge: £2,243.00 PA

Annual ground rent: £272.00 PA

EPC - B

Council Tax Band - D

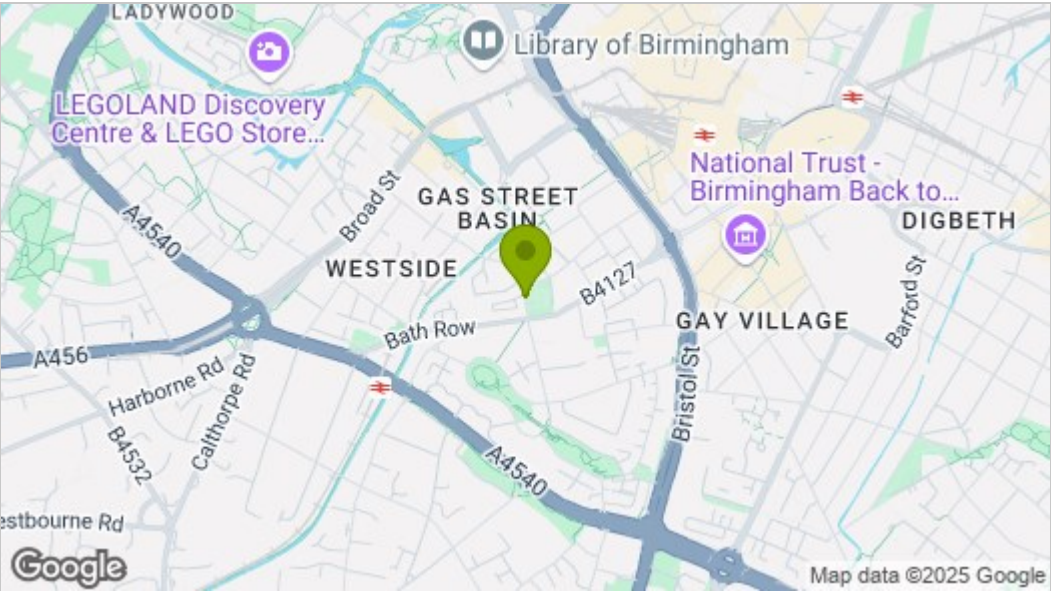
Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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.

Energy Efficiency Graph

