



Affitto Estate Agents proudly offer to the market this stunning ONE BEDROOM EXECUTIVE APARTMENT located in a popular and quiet residential area off Broad Street in Birmingham. Contact us now to view!

There is a large open plan kitchen/diner/lounge area with a large window which lets light pour into the apartment. The kitchen incorporates base and wall units as well as built in hob, oven and extractor fan. Washing machine and a fridge freezer is provided as well.

Next up is a large double bedroom with a built-in wardrobe and floor to ceiling window.

Finally the bathroom incorporates a bathtub with a shower attachment, a toilet and a hand wash basin.

The apartment is conveniently located just off Broad Street, which is close to all amenities and transport links.

The property benefits from timed heating, a mega flow water system, double glazing, and ample parking. The block is serviced by a lift and located on the first floor. Secure intercom and fob entry also comes as standard.

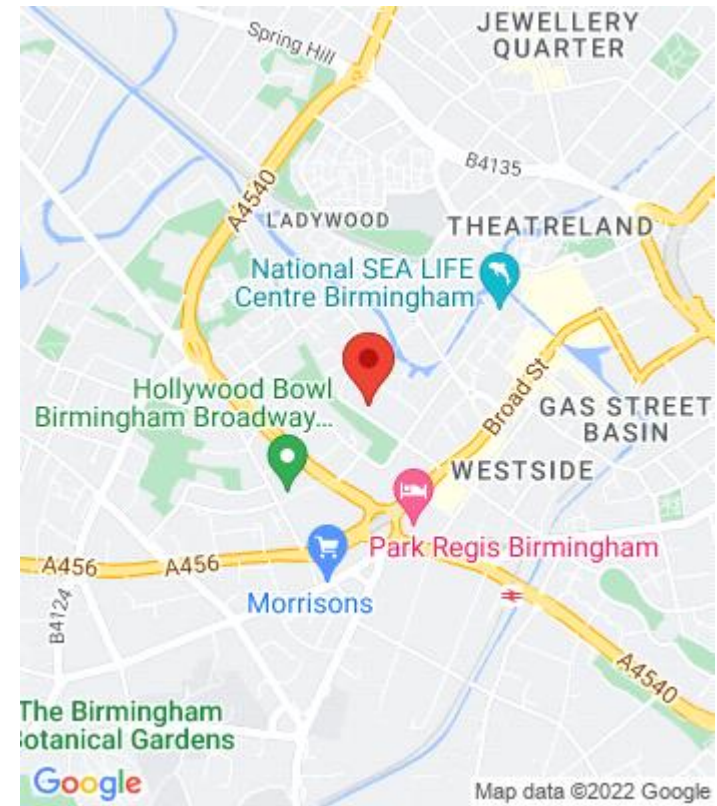
The property is currently tenanted and is achieving £600pcm

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Tenure: Leasehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	87	(92-100) A	79
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)