



## High Street, Birmingham

- Penthouse One Bedroom Apartment on Top Floor
- Allocated Underground Parking Space
- Includes a Private Balcony
- No Upward Chain
- Located in the Centre of Harborne Village
- Over 635 Square Feet
- Excellent Links to QE Medical Complex and Birmingham University
- EPC Rating - C

Asking Price £185,000



Tenure: Leasehold

**HUNTERS®**

HERE TO GET *you* THERE

# High Street, Birmingham

## DESCRIPTION

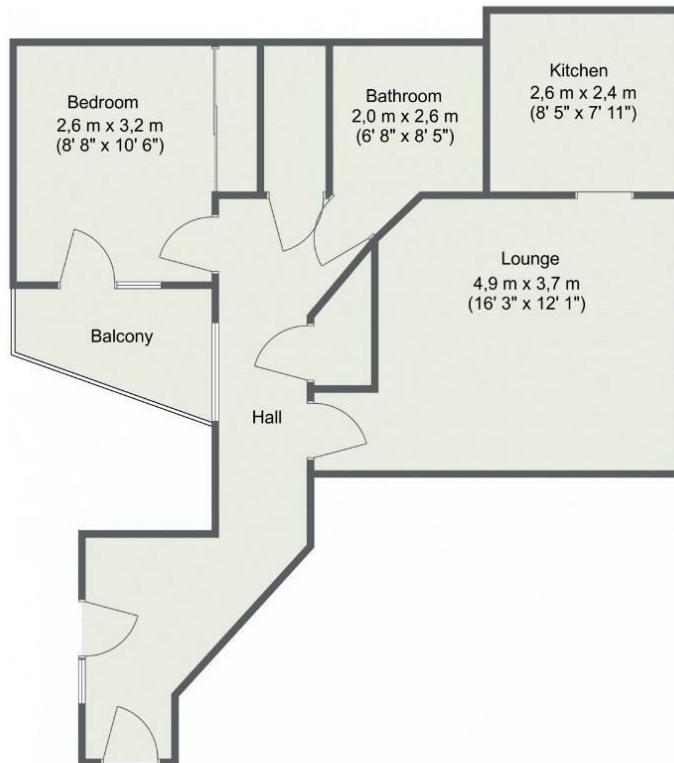
An immaculately presented and larger than average one bedroom penthouse apartment situated on the top floor of this popular development within a prime hot spot on the popular Harborne High Street. This modern apartment is over 635 square feet and provides fantastic access to a host of local amenities on its doorstep, additionally benefiting from an allocated parking space. Being sold with No Upward Chain.

The property is situated within superbly maintained communal grounds, with lift access leading up to the top floor where the property is situated, the internal accommodation comprises a welcoming entrance hallway which is spacious enough to provide additional study or home office space, this leads into a generously sized lounge which in turn leads to a modern separate kitchen, complete with wall and base level units, complimentary work surfaces and integrated appliances which includes oven, electric hob and extractor unit, fridge freezer and washing machine. Further along the hallway is a spacious double bedroom with built-in wardrobes and leads out to a balcony which offer some private outside space. A partly tiled re-fitted bathroom suite completes the apartment. The development is all securely gated and provides an underground allocated parking space for one car.

Harborne High street is highly regarded as a popular point of interest for local residents, with its boutique shops and high end supermarkets, it is also widely recognised fantastic restaurants, gastro-pubs and café culture. In addition, Harborne Pool and Fitness Centre is in close proximity, and access to Birmingham City Centre, Birmingham University and the Queen Elizabeth Medical Complex are both easy and convenient with local transport links on the doorstep.



Harborne Central



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.

**Viewing**

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

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## ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(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		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered