



**Avoca Court
Cheapside
Deritend
Birmingham
West Midlands
B12**

Offers In Excess Of £170,000

bettermove

Cheapside Birmingham

Bettermove are proud to present this 2 bedroom flat in Deritend, Birmingham, available with no forward chain.

This property benefits from double glazing, and electric heating throughout, with two allocated parking spaces available.

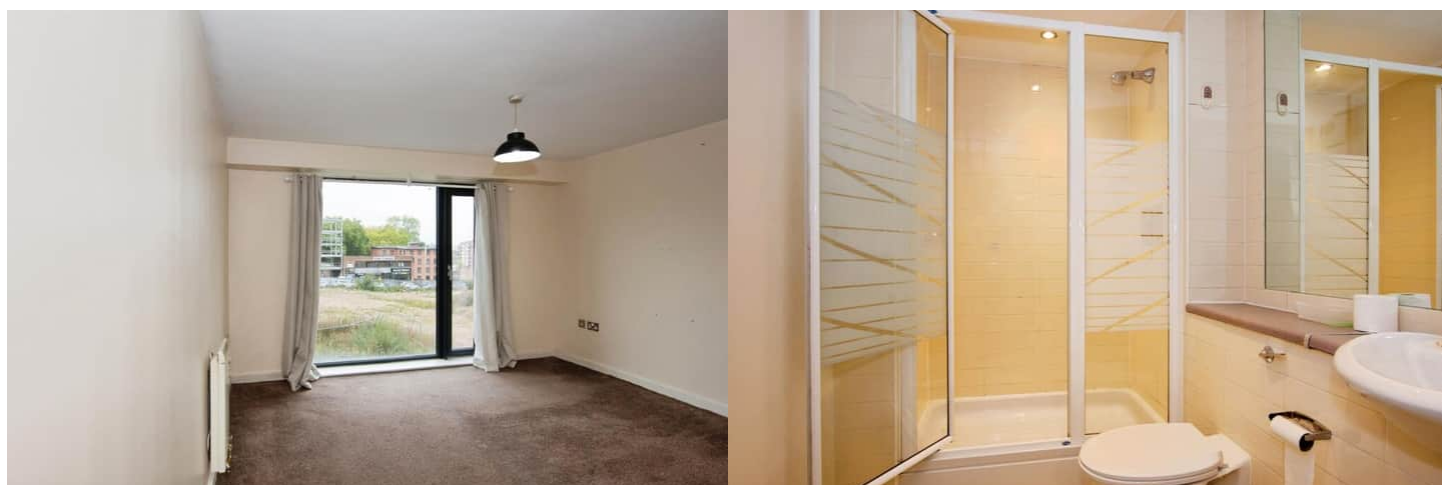
The council tax band is E.

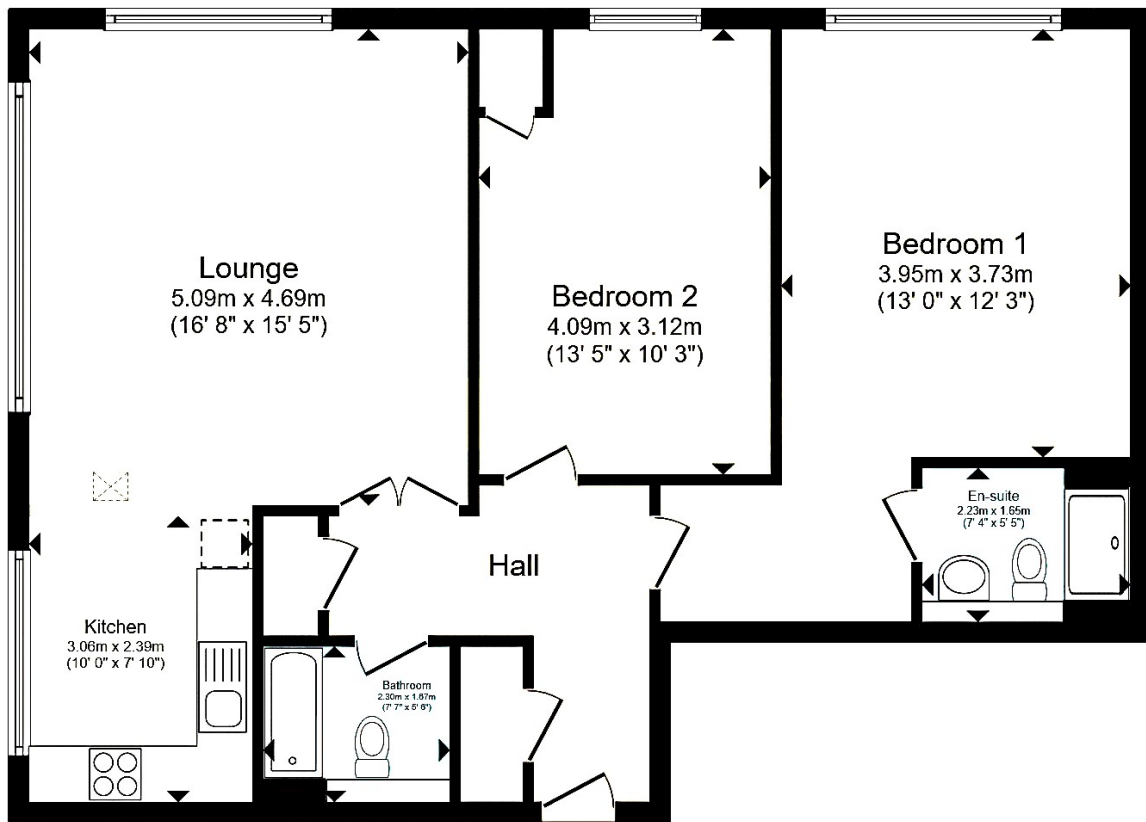
This is a leasehold property with 978 years remaining on the lease; the ground rent is £200.00 per annum, and the service charge is approximately £2,879.00 per annum.

The interior of this beautifully presented, first floor property comprises a spacious open plan living and kitchen area, two double bedrooms, with one en-suite, alongside the family bathroom. Externally, the property benefits from communal gardens, perfect for enjoying the summer months.

Located in the Creative Quarter of Birmingham, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Digbeth coach station, Grand Central Station and the Tram network, as well as a range of local bus routes, and quick access to the A38(M), leading to the M6.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Total floor area 87.1 m² (937 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	85
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	73	76
England, Scotland & Wales		
EU Directive 2002/91/EC		



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