



**Washington House  
Waterside Drive  
Hockley  
Birmingham  
West Midlands  
B18**

**Offers In Excess Of £130,000**

**bettermove**

# Waterside Drive

## Birmingham

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

The property benefits from double glazing, and gas central heating throughout.

The council tax band is A.

This is a leasehold property with 225 years remaining on the lease; the ground rent, and service charge, combined, is approximately £170.00-180.00 per month.

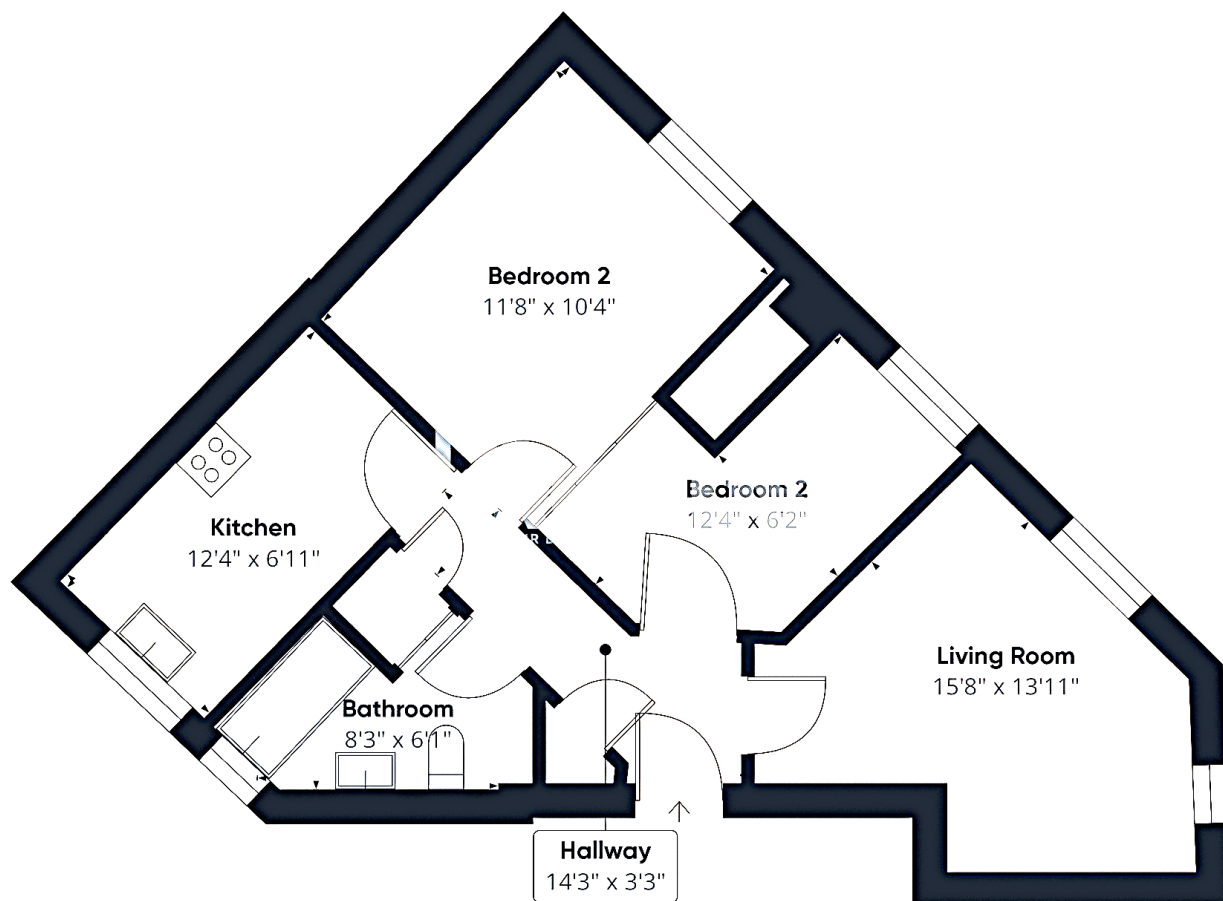
The interior of this beautifully presented, ground floor property, comprises a spacious living room, fitted kitchen, two double bedrooms, and the family bathroom.

Located in the historical, central district of Hockley, Birmingham, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Soho Benson Road Metro Stop, a variety of local bus routes, and quick access to the M5.

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)