



**37 Washington Wharf
Birmingham
West Midlands
B1 1NN**

Offers in Excess of £155,000

bettermove

Washington Wharf Birmingham

Bettermove are proud to present this 1 bedroom apartment in Birmingham, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric heating throughout, with secure parking available.

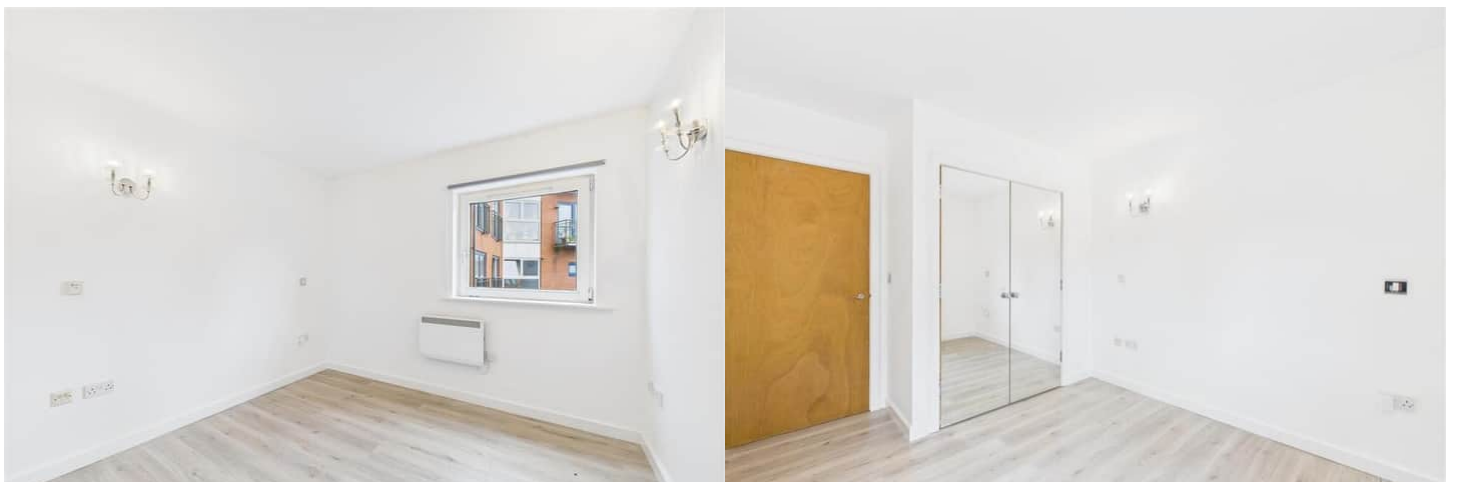
The council tax band is D.

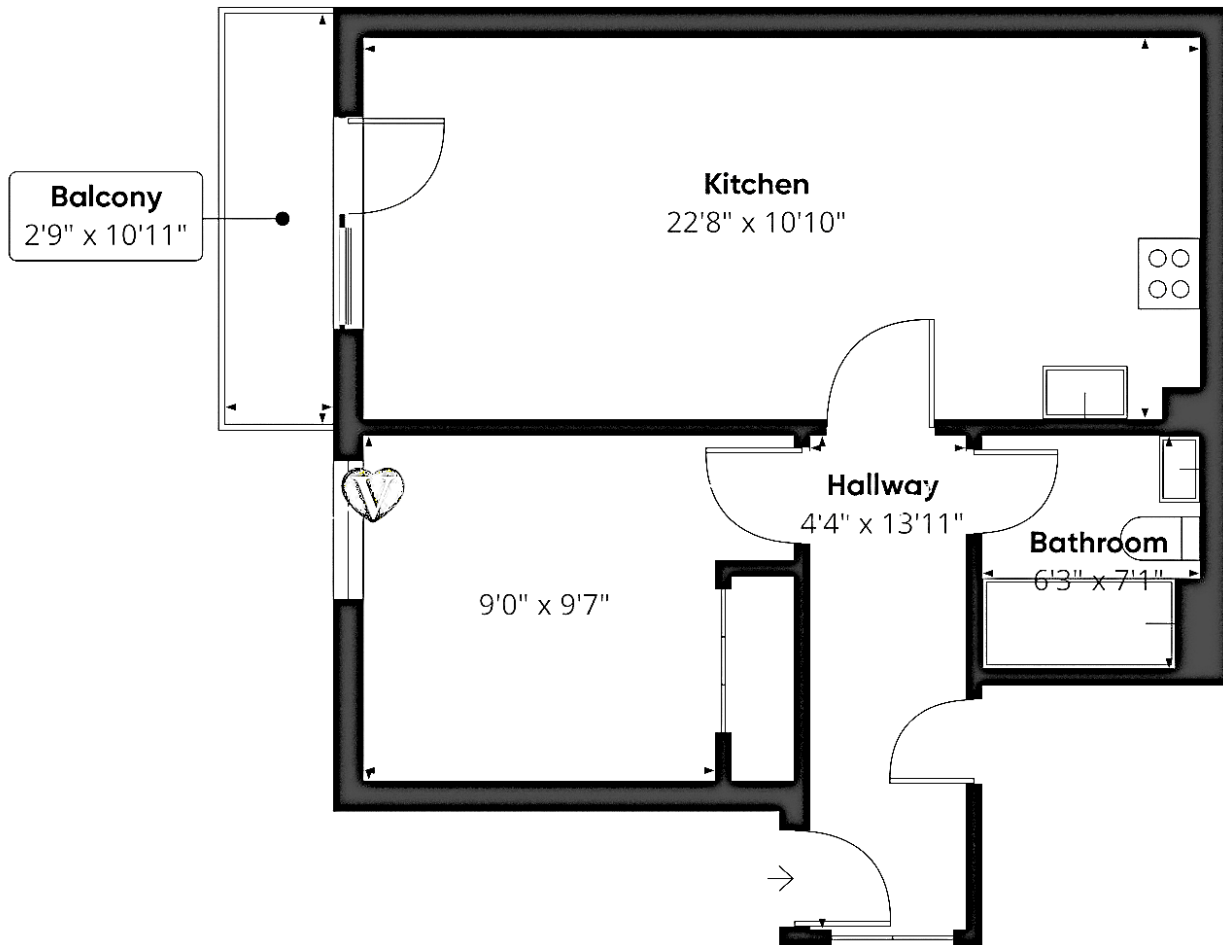
This is a Share of Freehold property with 974 years remaining on the lease; the service charge is £420.00 per quarter.

The interior of this beautifully presented property comprises a spacious, open-plan living/kitchen area, one double bedroom, and a family bathroom. The property further benefits from secure entry, and a private balcony, perfect for enjoying the summer months.

Located in the popular city of Birmingham, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and walking distance to both Brindleyplace & The Mailbox. Excellent transport connections can be found from Birmingham New Street train station, a variety of local bus and metro routes, and quick access to the M5, and M6.

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





| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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