

Maguire Jackson™

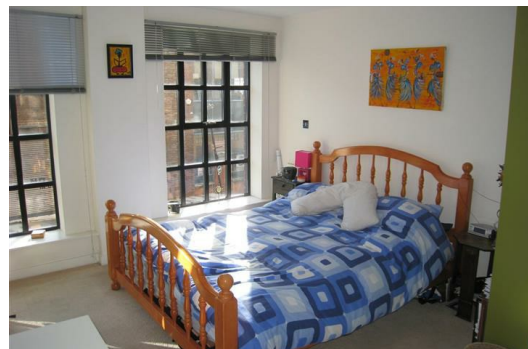
B I R M I N G H A M



122 Wexler Lofts, 100 Carver Street, Birmingham, B1 3AQ

£195,000

- One Bedroom Apartment
- Concierge
- Jewellery Quarter
- Investment opportunity



0121 634 1520

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Hallway 15'04" x 3'08" (4.67m x 1.12m)

laminated flooring, raised step with automatic uplighting system, storage/airing cupboard, doors leading to all rooms

Living area/Kitchen 19'08" x 17'05" (5.99m x 5.31m)

Quality Laminate flooring, exposed brick walls, underfloor heating, double glazed windows with street aspect, fully fitted kitchen with integrated appliances

Bedroom 11'06" x 13'09" (3.51m x 4.19m)

Carpeted flooring, built in wardrobe, underfloor heating

Bathroom 9'06" x 7'06" (2.90m x 2.29m)

white ceramic sink, w/c and bath, separate walk-in shower, tiled flooring and to splash prone areas

Leasehold

Lease 125 Years from 2004

Service charge 1,300 per annum

Ground rent £250 per annum

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		84	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive 2002/91/EC. 



Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Please note that we have not tested any apparatus, equipment, fixtures or services, and so cannot verify they are in working order, or fit for their purpose.

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