

FOR SALE



Fabrick Square, Lombard Street, Digbeth, B12
Asking Price Of £120,000


MARTIN&CO

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- **New Development**
- **Double Glazing**
- **2nd Floor**
- **Electric heating**
- **Close to The Bullring and new HS2 Station**

A rare opportunity has arisen to purchase a 2nd floor studio apartment in the Fabrick Square development which was released for sale off plan in 2015 by the developer Seven Capital and sold out within 3 weeks! The development was completed in February 2018.

Fabrick Square is a major residential development in Birmingham's creative quarter set to provide the first ever new square in this emerging 'residential zoned' area of Digbeth. The Bullring Shopping Centre and planned HS2 Train Terminal are within easy walking distance, whilst the new Metro station across the road will link residents to the cities thriving leisure and business districts of Broad Street and Colmore Row, providing a perfect location for people to live, work & study in Birmingham City Centre.

The development is located within the heart of the Digbeth area which is undergoing one of the largest City Centre regeneration schemes in history worth £500 million, known as the Birmingham Smithfield Masterplan. So if you're looking for capital growth and a strong rental yield then this could prove to be a sound investment.



Apartment specifications provide superb, generously proportioned open plan designs to include a kitchen with integrated appliances. The apartment also benefits from a 10 year fully CML Compliant Warranty.

LEASEHOLD INFORMATION:

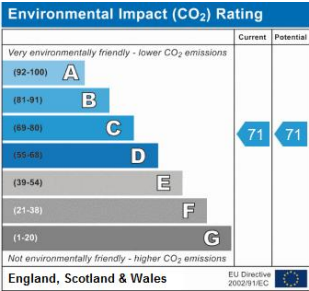
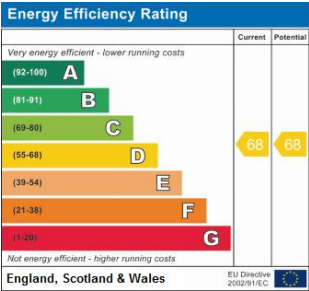
Service charge - £687 per annum (approx.)

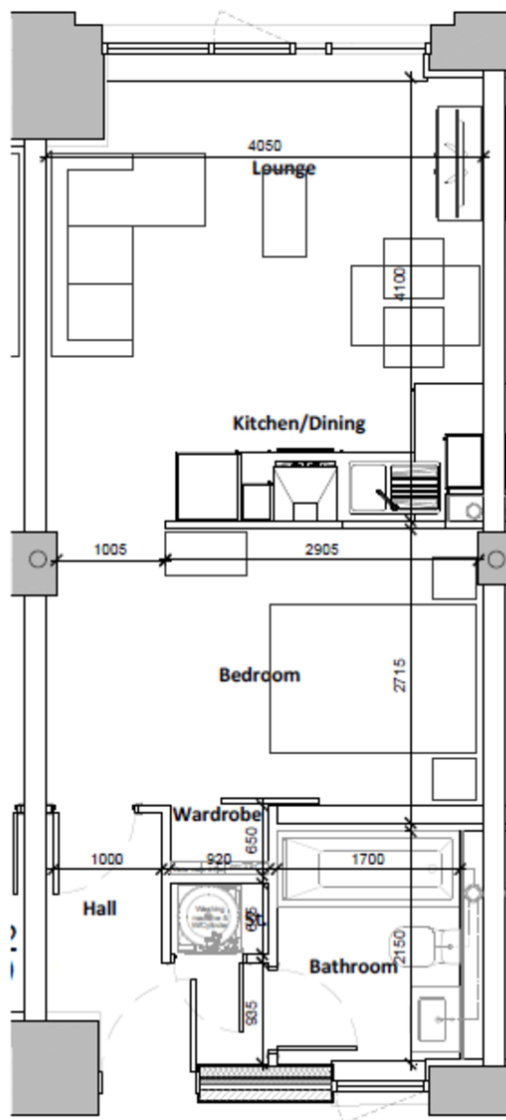
Ground rent - £350 per annum

Lease length - 125 years from 2015

Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

THE PHOTOS ARE OF A SIMILAR PROPERTY IN FABRICK SQUARE





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision