

Apartment 44, The Calder Building, Calderton Central

£224,950

A corner two-bedroom on the seventh floor of a well-run central building.



BEDROOMS
2

BATHROOMS
1

RECEPTIONS
1

TYPE
Apartment

TENURE
Leasehold

EPC
B

About this property

Apartment 44 takes the south-west corner of the seventh floor, which means light from two sides all afternoon and a wide view down Corporation Street towards the theatre quarter. The Calder Building was completed in 2019 and is run by an active residents' management company with healthy reserves - the kind of detail that matters more than the brochure photography.

The interior is straightforward and well kept: an open-plan kitchen and living room with grey units and white quartz, two genuine double bedrooms, a bathroom with both bath and overhead shower, and a utility cupboard with a full-size washer-dryer. Heating is via efficient electric panel radiators with smart controls.

The lease has approximately 245 years remaining, with a service charge of approximately £1,700 per annum including the concierge and parcel room. A sale has been agreed to a first-time buyer at close to the asking price; we have several underbidders still looking for two-bedroom flats in this building and its neighbours.

Key facts

- Council tax band C
- EPC rating B
- Dual-aspect corner position
- Concierge and parcel room
- Approximately 720 sq ft
- Leasehold, approximately 245 years remaining

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