



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

APARTMENT 1722, THE CUBE WEST, 197 WHARFSIDE  
STREET, BIRMINGHAM CITY CENTRE, B1 1PP  
ASKING PRICE OF £145,000





## DESCRIPTION

**\*\*EWS1 FORM GRANTED\*\*** James Laurence are delighted to present to the market this large seventeenth floor studio apartment in the highly prestigious development at The Cube. The desirable location shares a building with a diverse range of restaurants and has access to a gym and spa. The walk along the canal to the Mailbox shopping center is just a short and scenic walk away! The bright and spacious property consists of underfloor heating, with a separate kitchen including a washing machine and dishwasher and a high specification bathroom. The property is a must view to avoid disappointment.

## STUDIO APARTMENT

27' 2 (Max)" x 13' 9 (Max)" (8.28m x 4.19m)

## KITCHEN

8' 5" x 6' 0" (2.57m x 1.83m)

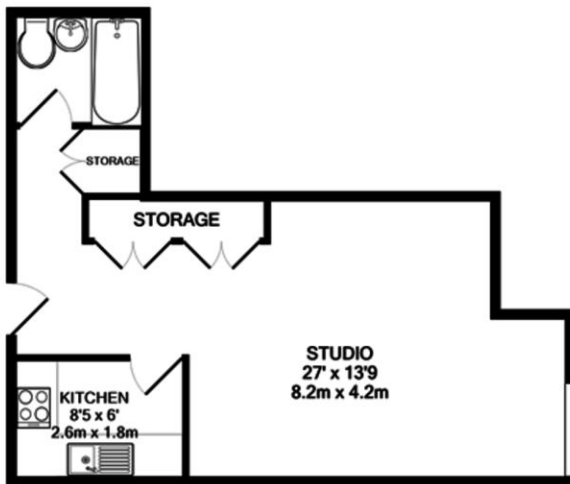
## FAMILY BATHROOM

5' 6" x 6' 6" (1.68m x 1.98m)

## AREA

Truly considered one of the most enthralling additions to Birmingham's ever-changing skyline. The Cube is a world-class destination located in the heart of Birmingham City. It is home to a vibrant mix of indulgent restaurants and bars, the Indigo hotel, luxury spa and gym along with prestigious residential apartments.

This 25-storey structure also includes the UK's largest automated car park and is surrounded by The Mailbox complex, Commercial Street, Washington Wharf apartment complex and overlooks Birmingham Canal.



**TOTAL APPROX. FLOOR AREA 430 SQ.FT. (39.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	82
(69-80)	<b>C</b>		
(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	