

# Beetham Tower

Birmingham City Centre

B1 1BY

Asking Price Of **£200,000**

*Stunning Two Bedroom Apartment*

*595 Sq. Ft.*

*Thirty-First Floor Apartment*

**\*\*EWS1 FORM GRANTED\*\***



### Property Description

**DESCRIPTION \*\*EWS1 FORM GRANTED\*\*** A stunning two-bedroom apartment located on the Thirty-First floor, spanning over 595 Sq. Ft. in the sought after Beetham Tower development.

The apartment briefly comprises of:- An entrance hallway, open plan living area/fitted kitchen with full length glass windows from the lounge allowing for panoramic view, fantastic City scape views from the sky garden, master bedroom, further double bedroom (which is currently being used a spacious dining room) and family bathroom.

The property also benefits from 24 hour concierge service and is in within close walking distance to Grand Central station.

A must view to avoid disappointment.

**LOCATION** Beetham Tower is one of Birmingham's most iconic buildings and is situated in a central location being just a 5 minute walk to New Street Station. There are plenty of bars and restaurants to be found in the local vicinity as well as being a 0.5 miles walk to the ever popular Brindley Place.

This fantastic apartment needs to be viewed to fully appreciate the space and views on offer.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council // Council Tax Band - E  
**Service Charge - 1.** £3,732.32 Per Annum to Rendall and Rittner & 2. £261.15 Per Annum to Pennycook Collins

**Buildings and Terrorism Insurance -** £1,154.32 per annum.

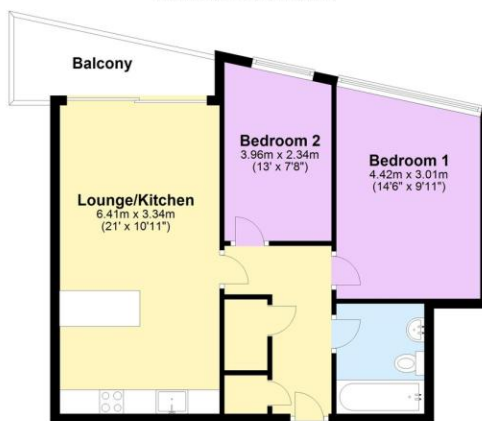
**Ground Rent -** £150.00 Per Annum

**Length of Lease -** 980 Years Remaining (Expiry: 31st December 3001)



### Floor Layout

Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)

Total approx. floor area 595 sq ft (55 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. Made with Metropix ©2019.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*