



The Cube East

Wharfside Street

Birmingham City Centre

B1 1PT

Asking Price Of **£125,000**

Studio Apartment

Twenty-First Floor

Daytime Concierge Service

Parking Available At An Extra Cost



Property Description

DESCRIPTION Situated within the premium development of The Cube East, this lovely studio apartment benefits from underfloor heating throughout, gorgeous views across the City Centre and daytime concierge service. This desirable location offers a diverse range of restaurants. The walk along the canal to the Mailbox shopping centre is just a short and scenic walk away!

LOCATION 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 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.

JAMES LAURENCE ESTATE AGENTS MARKETING MATERIAL 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 - B

Service Charge - £2304 per annum

Ground Rent - £350 per annum

Length of Lease - 112 Years Remaining



Floor Layout

Twenty First Floor

Approx. 27.0 sq. metres (290.2 sq. feet)



Total area: approx. 27.0 sq. metres (290.2 sq. feet)

Total approx. floor area 290 sq ft (27 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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 and 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