



## Royal Arch Aptments

Birmingham City Centre

B1 1RG

Asking Price Of **£230,000**

*Top Floor Apartment*

*One Spacious Bedroom*

*Secure, Allocated Parking*

*Large Roof Terrace*





### Property Description

**DESCRIPTION \*\*EWS1 FORM GRANTED\*\*** A rare opportunity to buy in one of Birmingham's most highly regarded City Centre developments, The Royal Arch in the Mailbox. This beautifully presented two double bedroom penthouse apartment, spanning over 588.4 Sq. Ft., offers incredible canal and City Centre views

The accommodation which is situated on the sought-after courtyard level comprises of: A reception hallway, fully fitted kitchen, large living room with fantastic city views leading to the large roof terrace, master bedroom with a 'Juliet' balcony and bathroom, and the added bonus of a secure and allocated parking space.

**LOCATION** The Royal Arch Apartments sit within The Mailbox globally known for its premier shopping. Royal Arch Apartments offers an on-site gym, meeting rooms, a communal roof terrace and 24 hour concierge.

The Mailbox is one of Birmingham's most iconic buildings and is situated in a central location being just a 0.5 mile 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 Brindleyplace. The apartment is also just a few floors away from Harvey Nichols and the Everyman Cinema.

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

#### JAMES LAURENCE ESTATE AGENTS MARKETING 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.

### Floor Layout



Total area: approx. 54.7 sq. metres (588.4 sq. feet)

Total approx. floor area 588 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	81
(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			

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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