

# 150 Great Charles Street

Birmingham City Centre

B3 3BZ

Asking Price Of **£380,000**

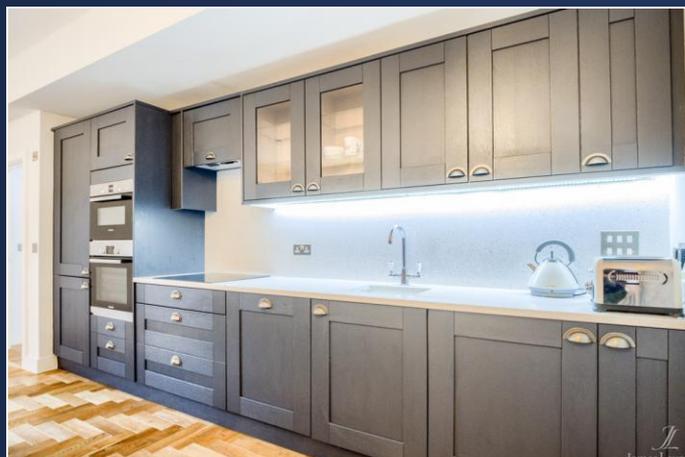
*Stunning Top Floor Apartment*

*Secure Allocated Parking*

*Large, Private Roof Terrace*

*Beautifully Decorated Throughout*





### Property Description

**DESCRIPTION** This beautifully finished, two-bedroom apartment is located in a sought-after development on Great Charles Street.

Boasting stunning features throughout, this two double bedroom apartment really has left no detail untouched, briefly comprising of; open plan kitchen/living space with fantastic, fitted appliances, a generous sized master bedroom with ensuite shower room and dressing area, a further double bedroom and bathroom with double width walk in shower.

This stylish apartment comes with the added benefit of secure, allocated parking, a private roof terrace and NO upward chain!

The development itself is a short walk to city amenities, close to New Street and Snow Hill train stations and is ideal for city professionals needing to be close to the Colmore Row and the immediate city centre. A must view to avoid disappointment!

**LOCATION** Situated on Great Charles Street, you are close to everything Birmingham has to offer. From Michelin-starred fine dining to local eateries and major entertainment hubs to independent stores, the nearby business district is also home to global employers. Ranked as having the highest quality of life outside London, Birmingham is a young and vibrant city on the rise.

Snow Hill Station is within easy walking distance as well as major transport hubs at New Street and the forthcoming Curzon Street HS2 Station (opening 2026). The forthcoming new HS2 railway station will provide fantastic opportunities for residents to thrive in Britain's second city. High speed rail links to London, Leeds and Manchester will open the area to countless possibilities for those living and working in Birmingham.

Birmingham's waterways are a calm, pleasant starting point for a stroll into the city centre. Heading south-east, the canal path takes you towards the Mailbox complex, with its prime shopping and dining experiences and on to Brindley Place - housing the Ikon Gallery, Crescent Theatre and numerous places to eat, drink and shop.

**Tenure:** Leasehold

**Council Tax Band** - D

**Service Charge** - £2,380.50pa

**Ground Rent** - £450pa

**Length of Lease** - 246 Years Remaining



### Floor Layout



Total area: approx. 70.5 sq. metres (758.5 sq. feet)

Total approx. floor area 759 sq ft (70 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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	52
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Birmingham City Centre Branch

0121 604 4060

info@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH



*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*