



# Million Penn, 4 Legge Lane Jewellery Quarter

B1 3LD

Asking Price Of **£450,000**

*Two Spacious Double Bedrooms*

*Characteristic Converted Building*

*Secure, Gated Parking*

*Master Ensuite*



## Property Description

**DESCRIPTION** A fabulously rare and individual city centre apartment located in this beautiful Grade II listed development of The Million Pen Building, originally a pen museum dating back to late 1800's. This two bedroom penthouse totalling approx. 1001 Sq. Ft, benefits from spacious and welcoming accommodation of an open plan, fully fitted kitchen/living room-offering quintessential city views- contemporary family bathroom and en-suite off the master bedroom. With the added benefit of offers underfloor heating.

This all complimenting the stunning characteristic features, including exposed beams and brickwork, pitched ceiling and mid worn oak kamdean flooring, with intricacies of the aluminium framed double glazed windows. This is simply a stunning opportunity to reside in such a rare Jewellery Quarter home. A secure gated parking space is also included.

**LOCATION** The Million Penn building is located in a prime position, a short walk from St Pauls Square, a convenient walking commute to New Street and Snow Hill stations and the city's bustling Colmore Row financial district and newly regenerated Paradise Birmingham hub, with exclusive independent restaurants, bars on its doorstep.

Excellent transport links to the city and motorway networks are close by leading from A38 access nearby, whilst envious city shopping facilities of The Mailbox, Bullring, including Selfridges and flourishing Grand Central are nearby.

**Tenure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band** - E

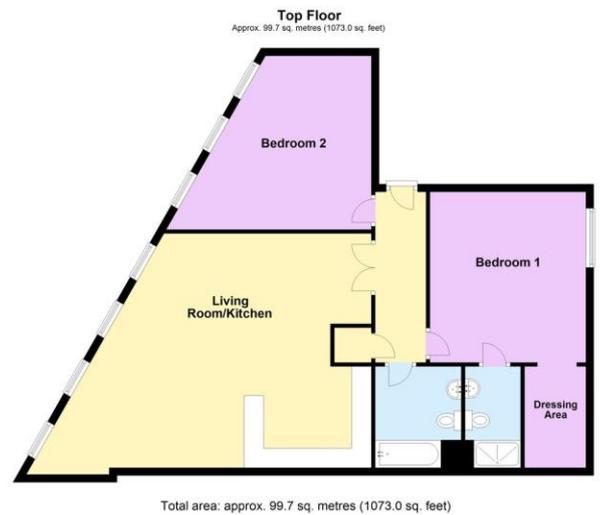
**Service Charge** - £3033.84 per annum

**Ground Rent** - £250 per annum

**Length of Lease** - 245 Years Remaining



## Floor Layout



Total approx. floor area 1,001 sq ft (93 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	71   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