



The HUB

Birmingham City Centre

B4 6HU

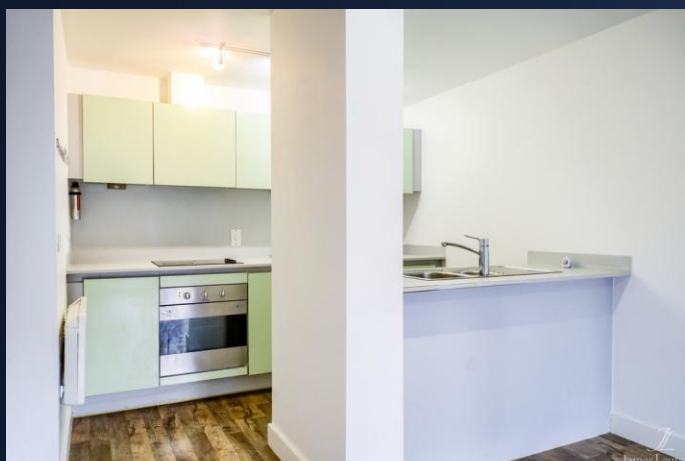
Offers Over **£150,000**

First Floor Apartment

Lift Access

Secure, Allocated Parking

Canalside Views



Property Description

DESCRIPTION Situated in the Gun Quarter; just a stones throw from Snow Hill Station, this is a fantastic opportunity for first time buyers and investors alike. Comprising of open plan lounge/kitchen, a spacious double bedroom, family bathroom and ample storage space, also benefitting from a spacious sit out balcony overlooking the canal and secure, allocated parking.

Located within just a short walk to the prestigious St Pauls Square and the eclectic boutiques of the Golden Square and close proximity of the main high street and the Bullring Shopping Centre makes this the ideal location for city living.

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 - B

Service Charge - £1800 Per Annum

Floor Layout



Total area: approx. 49.2 sq. metres (530.0 sq. feet)

Total approx. floor area 456 sq ft (42 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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH

JL
James Laurence

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