

# The Postbox Apartments

Birmingham City Centre

B1 1LA

Offers In Excess Of **£145,000**

*One-Bedroom Apartment*

*Private Balcony*

*489 Sq. Ft.*

*Secure, Allocated Parking Space*



## Property Description

**DESCRIPTION** A well presented one bedroom apartment located in the heart of the city centre. The property comprises entrance hallway with storage, open plan living area/fitted kitchen, master bedroom, family bathroom, private balcony and a private car parking space. The property benefits from daytime concierge and is ideally located for the city centre amenities, train stations and motorway network.

**LOCATION** The Postbox is positioned opposite The Mailbox, meaning that top fashion brands and a wide variety of eateries are never far away. The Postbox also proudly boasts the architecturally unique Cube as its neighbour. The sought after development is just 0.5 miles from New Street station, meaning that convenient transport links are always available. The business district is also within easy reach as you would be living only 0.7 miles from Colmore Row.

**JAMES LAURENCE ESTATE AGENTS 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.

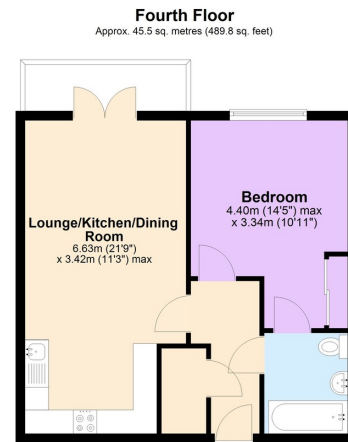
**Tenure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band:** C

## Floor Layout



Total area: approx. 45.5 sq. metres (489.8 sq. feet)

Total approx. floor area 489 sq ft (45 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	78   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 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