



The Lightwell

Birmingham City Centre

B3 2EE

Asking Price Of **£195,000**

One-Bedroom Apartment

Second Floor Apartment

518 Sq. Ft.

No Upward Chain





Property Description

DESCRIPTION **EWS1 FORM GRANTED** This well presented second floor, one bedroom spacious apartment in The Lightwell. Briefly comprising of an open plan lounge offering excellent natural light and a separate kitchen with built-in appliances, large storage room, double bedroom and a modern fitted family bathroom. Also with the added luxury being within close proximity of the amenities of the City Centre.

THE LIGHTWELL The Lightwell has been designed by architects, Glancy Nicholls, to capture and celebrate the spirit of Colmore Business District. Every aspect of the interior of The Lightwell has been carefully considered to reflect the architects' vision, as well as the residence's prime location. From communal spaces to the private apartments, every detail has been pored over both architecturally and from an interior design perspective, blending old with new to create timeless yet practical spaces that offer the very best in luxury city centre living.

LOCATION The Lightwell's rare central location provides the best access to a heady mix of art galleries, retail shops, comedy houses, gyms, eateries, and global business hubs. For a truly unique and authentic experience, head to The Electric Cinema - the UK's oldest Picturehouse, or if artisan patisserie served with a side of art is more your thing, take a short stroll to Medicine Bakery + Kitchen, to sample their irresistible cruffins or crougnuts!

The Lightwell is centrally located, within the heart of Birmingham's City Core, with just an 0.4 mile walk to Birmingham New Street and a 0.1 mile walk to Snow Hill Station and well served by trains, buses, and the metro lines to connect you to the rest of Birmingham and beyond.

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 - C
Service Charge - £1,176.64 Per Annum
Building Insurance:- £560.08 Per Annum
Ground Rent - £294.16 Per Annum
Ground Rent Review Period - TBC
Length of Lease - 243 Years Remaining



Floor Layout



Total approx. floor area 518 sq ft (48 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		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		