



# Millennium Apartments

Birmingham City Centre

B3 1BA

Offers In Region Of **£245,000**

*Penthouse Apartment*

*Secure, Allocated Parking*

*Two Double Bedrooms*

*Panoramic City Views*





### Property Description

**DESCRIPTION \*\*EWS1 FORM GRANTED\*\*** The quintessential penthouse-the largest in this exclusive city centre development a very short walk to the city's financial district.

The apartment is over 940 square feet, with large open plan living and dining area with open aspect city centre views, separate fitted kitchen, a beautiful corner master bedroom with spacious second bedroom-fitted wardrobes in both, family bathroom and a quirky wet room en-suite from the master.

The property boasts a secure allocated parking space with the security of an exclusive concierge on site in keeping with the developments premier style, as on site facilities include sauna, well equipped gym and outside communal sky garden.

**LOCATION** Millennium Apartments is located on the corner of Newhall Street and Lionel Street and is ideally situated for access to the A38M and M6 and within easy walking distance of the commercial district of the city, Snow Hill Station, Grand Central Station and all the city's retail and recreational facilities.

**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 -**

**Service Charge -** TBC by seller.

**Ground Rent -** £175.00 Per Annum



### Floor Layout



Total area: approx. 88.0 sq. metres (947.5 sq. feet)

Total approx. floor area 947 sq ft (88 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.

