



# West Timber Yard

Digbeth

B5 6AT

Asking Price Of **£225,000**

*One Bedroom Apartment*

*Lift Access*

*First Floor Apartment*

*On-Site Residents Club*



## Property Description

**DESCRIPTION** Experience luxury living in this immaculate one-bedroom, one-bathroom new build apartment located in the prestigious Timber Yard development in Birmingham's bustling China Town. This apartment combines modern amenities such as concierge and residents gym. Being just a short walk to New Street Station, ensuring effortless connectivity, and conveniently close to the upcoming HS2, making it an ideal location for commuters.

**LOCATION** Being the UK's second city and the youngest in Europe, with 40% of its population under 25, Birmingham is a young and vibrant city on the rise. Brimming with entertainment, leisure, nightlife and culinary options, take your pick at a choice of more than 100 top-name shopping and dining establishments within Birmingham's premier shopping destinations, the Bullring and Mailbox Birmingham, including John Lewis, Selfridges and Harvey Nichols.

Whether you are looking for formal or relaxed dining options, Birmingham has it all, enjoying five Michelin-starred restaurants and many more recommended eateries. For music gigs, comedy and club nights, The Hippodrome, Glee Club, O2 Academy Birmingham and The Alexandra Theatre are also under 15 minutes away by foot.

Nearby Birmingham New Street station offers fast connections to London Euston and the Midlands, whilst Birmingham Moor Street is also nearby for journeys to destinations including Stratford-upon-Avon and London Marylebone. Residents will also be able to catch the Metro line (light railway) from New Street station for easy access across the city. Curzon Street station, the new home of HS2, will be approximately 15 minutes' walk away; once completed (estimated in 2029), commuters will be able to reach London in under an hour, thereby cutting the journey time by 40%. Drivers will also be within easy reach of a number of A-roads and motorways, including the M5, M6, M40 and M42.

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

**Local Authority:** Birmingham City Council

**Council Tax Band:** C

**Service Charge:** £1,747.08 Per Annum.

**Ground Rent:** £189.26.00 Per Annum

**Ground Rent Review Period:** TBC

**Length of Lease:** 203 Years Remaining.



## Floor Layout



Total area: approx. 44.5 sq. metres (479.5 sq. feet)

Total approx. floor area 479 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	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