

Qube

21 Edward Street

Jewellery Quarter

B1 2RX

Asking Price Of **£170,000**

*Third Floor Apartment*

*Lift Access*

*Two Spacious Bedrooms*

*Open Plan Living/Dining*



### Property Description

**DESCRIPTION** This well-presented, Top/Third floor, two double bedroom apartment is located in the Qube development. This spacious apartment comprises an entrance hallway, storage cupboard, living and dining area with Juliet balcony, a separate kitchen with integrated appliances, two good sized double bedrooms with fitted wardrobes and a family bathroom.

The Qube is situated just a 0.5 mile walk from the vibrant Brindleyplace, which is home to a wide variety of bars and restaurants as well as the Sea Life Centre and Barclaycard Arena. The property is also just over 1 mile from Five Ways railway station, and 0.8 miles from Birmingham New Street station, making travel simple and convenient.

**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 - D**

**Service Charge - £3,289.92 Per Annum**

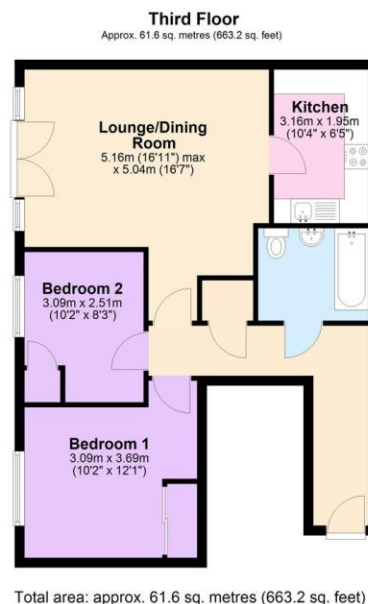
**Ground Rent - £199.20 Per Annum**

**Ground Rent Review Period - TBC**

**Length of Lease - 104 Years Remaining**



### Floor Layout



Total approx. floor area 663 sq ft (62 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.

