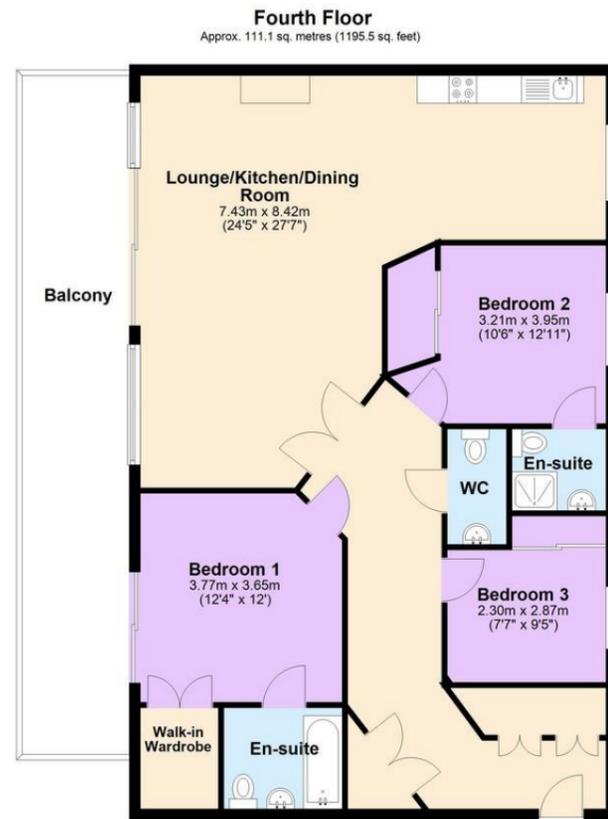


Floor Layout



Total area: approx. 111.1 sq. metres (1195.5 sq. feet)

Total approx. floor area 1,195 sq ft (111 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.

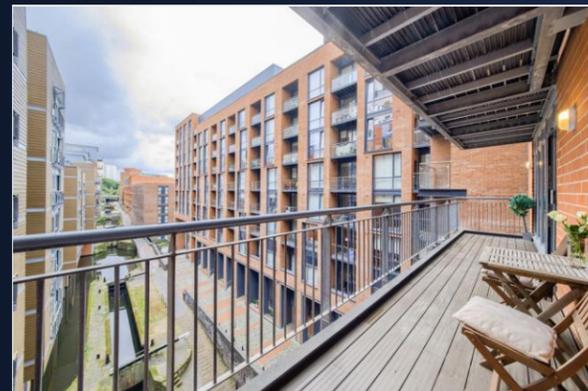
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Islington Gates

110 Newhall Street  
B3 1JN

Asking Price Of £399,950

- Fourth Floor Apartment
- Canal Views
- No Upward Chain
- Excellent Condition





**Islington Gates,**  
**110 Newhall Street, Birmingham City Centre, B3**  
**1JN**  
**Asking Price Of £399,950**



### Property Description

*DESCRIPTION* Welcome to this exquisite fourth-floor apartment located in the prestigious Islington Gates, right in the heart of Birmingham city centre. This modern three bedroom, two bathroom residence offers the perfect blend of luxury and convenience, ideal for professionals and families alike.

*Additional benefits* include secure entry, lift access, and your own person canal facing balcony. This stunning apartment truly offers an unparalleled lifestyle in the vibrant heart of Birmingham.

*LOCATION* Situated in the highly sought-after Islington Gates development, you'll enjoy the convenience of city living with easy access to a plethora of shops, restaurants, and cultural attractions. With excellent transport links nearby, including Birmingham New Street Station and Tram, this property is perfectly positioned for commuters.

*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:* F

*Service Charge:* £4,634.00 Per Annum.

*Ground Rent:* £200.00 Per Annum

*Ground Rent Review Period:* TBC

*Length of Lease:* 105 Years Remaining.

*To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-*

*Free Valuation:* Please contact the office on to make an appointment.

*Residential Lettings and Management:* If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

*Conveyancing:* Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

*Financial Services:* James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

*Further Material Information:*

*Part A*

*Council Tax / Domestic Rates:* F

*Asking price:* £399,950.00

*Tenure\*:* Leasehold

*Part B*

*Property type:* Apartment

*Property construction:* Purpose built.

*Number and types of room:* three bedroom apartment

*Electricity supply:* Mains.

*Water supply:* Mains.

*Sewerage:* Mains.

*Heating:* Electric

*Broadband:* We recommend you complete your own investigation

*Mobile signal/coverage:* We recommend you complete your own investigation

*Parking:* No

*Part C*

*Building safety:* Please seek confirmation from your solicitor.

*Restrictions:* N/a.

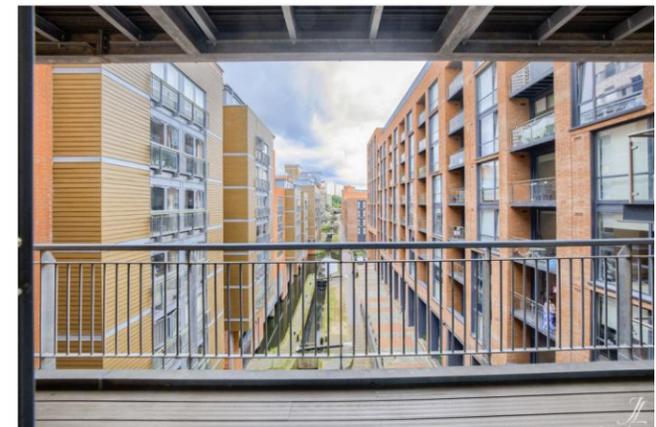
*Rights and easements:* N/a.

*Flood risk:* N/a.

*Coastal erosion risk:* N/a.

*Planning permission:* N/a.

*Accessibility/adaptations:* N/a.



**To book a viewing  
of this property:**

**Call:**  
0121 6044060

**Email:**  
[info@jameslaurenceuk.com](mailto:info@jameslaurenceuk.com)

