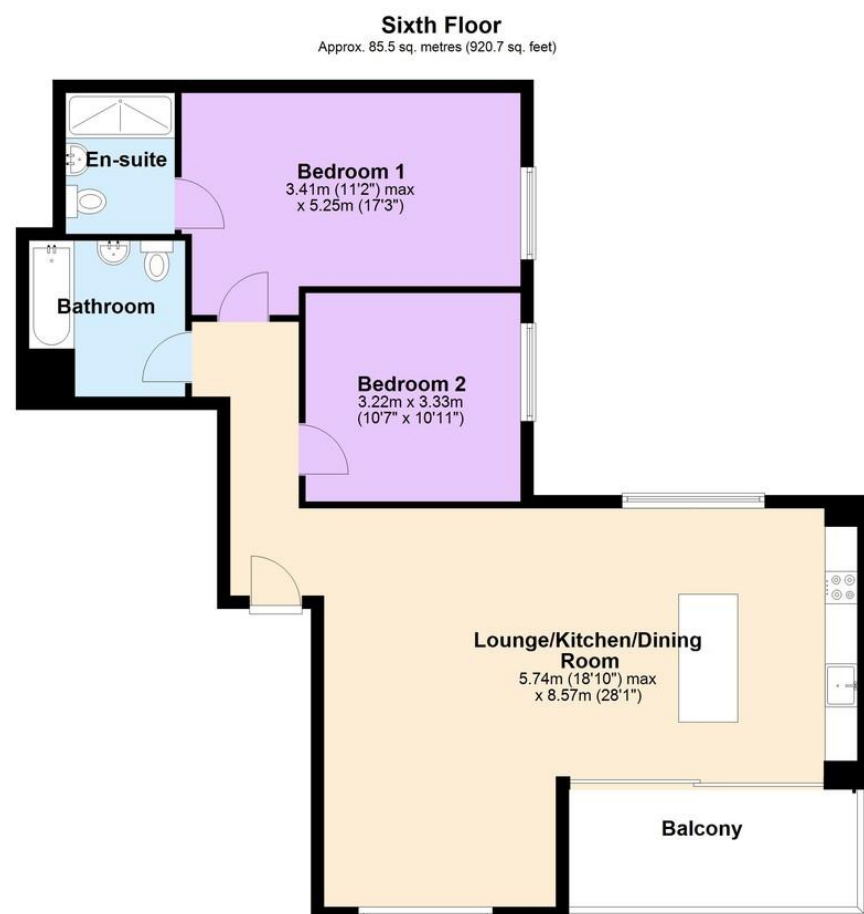


Floor Layout

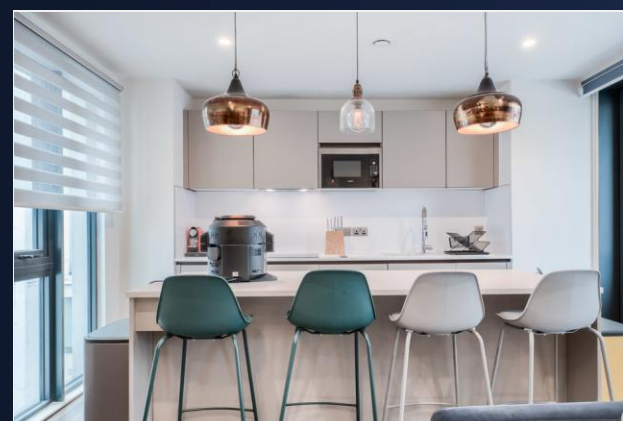


Total area: approx. 85.5 sq. metres (920.7 sq. feet)

Total approx. floor area 930 sq ft (86 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



# The Lightwell

71 Cornwall Street  
B3 2EE

Asking Price Of **£425,000**

- Sixth Floor Apartment
- Two Double Bedrooms
- Floor to Ceiling Windows
- Excellent Condition



The Lightwell,  
71 Cornwall Street, Birmingham City Centre, B3  
2EE  
Asking Price Of £425,000

## Property Description

**DESCRIPTION** This exceptional sixth-floor apartment, located in the sought after development, The Lightwell, nestled in the heart of Birmingham's business district, offers a perfect blend of modern living and vibrant city life. Located on Cornwall Street, just a stone's throw from the bustling Colmore Row, this property is ideal for professionals seeking both comfort and convenience.

The apartment benefits from two spacious double bedrooms and two modern bathrooms, inclusive of a master en suite. A large, open plan living area, soaked in natural light from floor to ceiling windows, all complete with a private balcony.

**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 croughnuts!

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



REASSURINGLY LOCAL



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:** E

**Service Charge:** £2,104.08 Per Annum.

**Ground Rent:** £399.00 Per Annum

**Ground Rent Review Period:** TBC

**Length of Lease:** 243 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:** E

**Asking price:** £425,000.00

**Tenure\*:** Leasehold

**Part B**

**Property type:** Apartment

**Property construction:** Purpose built.

**Number and types of room:** two bedroom apartment

**Electricity supply:** Mains.

**Water supply:** Mains.

**Sewerage:** Mains.

**Heating:** Electric

**Broadband:** We recommend you complete your own investigation.



To book a viewing  
of this property:

**Call:**  
0121 6044060

**Email:**  
info@jameslaurenceuk.com

