



The Regent

63 Shadwell Street

B4 6FW

Offers Over **£265,000**

Fifteenth Floor Apartment

Stunning City Views

Residents Gym

Excellent Condition



Property Description

DESCRIPTION A truly unique, one bedroom, one bathroom apartment within the Snow Hill Wharf development. Located on the fifteenth, boasting a private balcony with unparalleled city views. An open plan kitchen/living, all with the convenience of residence gym, lounge, concierge and much more. A must view.

LOCATION Birmingham, the UK's second city is one of the fastest growing cities in Europe with a population of over 1.1 million. As one of the youngest cities in Europe with an estimated 45% of the population under 30, Birmingham offers a thriving rental market for investors

- GENERAL**
- Laminated Karndean Korlok flooring to hallway, kitchen and living room
 - Carpets to bedrooms
 - Veneer ash-stained apartment front doors
 - Dark grey laminate internal doors
 - Multi-point high security door locking system to entrance door with spy hole
 - Dark bronze ironmongery throughout
 - Fitted wardrobe to bedroom 1
 - Bosch freestanding washer / dryer
 - 10-year LABC warranty from date of legal completion
 - 2-year St Joseph warranty
 - 250-year lease
 - Communal heating system to all apartments
 - Oak staircase with glass balustrade and oak handrail

- FACILITIES**
- Three individually designed private podium gardens
 - Exclusive access to gym, sauna and steam room, cinema room, lounge and conference room
 - Interior designed entrance lift, lobbies and corridors
 - Car parking, motorcycle and bicycle storage facility
 - 5 electric vehicle charging points
 - CCTV security system
 - 24-hour concierge

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

Local Authority: Birmingham City Council

Council Tax Band - C

Service Charge - TBC

Ground Rent - £150.00 Per Annum

Ground Rent Review Period - TBC



Floor Layout



Total approx. floor area 566 sq ft (53 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	81 B	81 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