



# The Cube East

Birmingham City Centre

B1 1PR

Asking Price Of **£165,000**

*Seventeenth Floor Apartment*

*Concierge Service*

*High Specification Finish Throughout*

*City Centre Location*



## Property Description

**DESCRIPTION** \*Buy To Live Development\* This modern seventeenth floor, one bedroom apartment is situated in the highly prestigious development, The Cube East. The desirable location shares a building with a diverse range of restaurants, with easy access by a connecting bridge above the canal to the Mailbox; offering a designer-wear shopping centre and additional eateries! This bright and spacious home boasts underfloor heating, a separate kitchen including a washing machine and dishwasher. Along with the added bonus of parking on site at an additional cost.

**LOCATION** Truly considered one of the most enthralling additions to Birmingham's ever-changing skyline. The Cube is a world-class destination located in the heart of Birmingham City. It is home to a vibrant mix of indulgent restaurants and bars, the Indigo hotel with prestigious residential apartments. This 25-storey structure also includes the UK's largest automated car park and is surrounded by The Mailbox complex, Commercial Street, Washington Wharf apartment complex and overlooks Birmingham Canal.

**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** - D

**Service Charge** - £3,999.00 Per Annum

**Ground Rent** - £350 Per Annum

**Ground Rent Review Period** - None.

**Length of Lease** - 106 Years Remaining



## Floor Layout



Total area: approx. 41.8 sq. metres (450.2 sq. feet)

Total approx. floor area 450 sq ft (42 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	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH

*JL*  
James Laurence

*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