



Million Pen 4 Legge Lane

Jewellery Quarter

B1 3LD

Asking Price Of **£295,000**

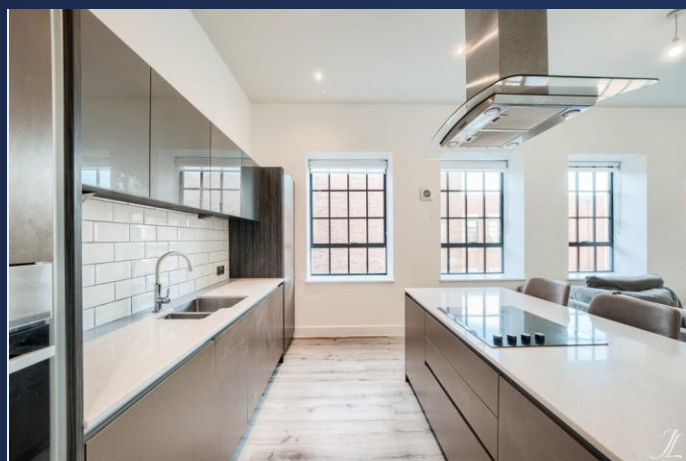
Two Double Bedrooms

En Suite Bathroom

Secure, Allocated Parking

Short Walk To St. Paul's Square





Property Description

DESCRIPTION A fabulously rare and individual city centre apartment located in this beautiful Grade II listed development of The Million Pen Building, originally a pen museum dating back to late 1800's. This two bedroom apartment benefits from spacious and welcoming accommodation of an open plan, fully fitted kitchen/living room, contemporary family bathroom and en-suite off the master bedroom.

This is simply a stunning opportunity to reside in such a rare Jewellery Quarter home. A secure gated parking space is also included.

LOCATION The Million Penn building is located in a prime position, a short walk from St Pauls Square, a convenient walking commute to New Street and Snow Hill stations and the city's bustling Colmore Row financial district and newly regenerated Paradise Birmingham hub, with exclusive independent restaurants, bars on its doorstep.

Excellent transport links to the city and motorway networks are close by leading from A38 access nearby, whilst envious city shopping facilities of The Mailbox, Bullring, including Selfridges and flourishing Grand Central are nearby.

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

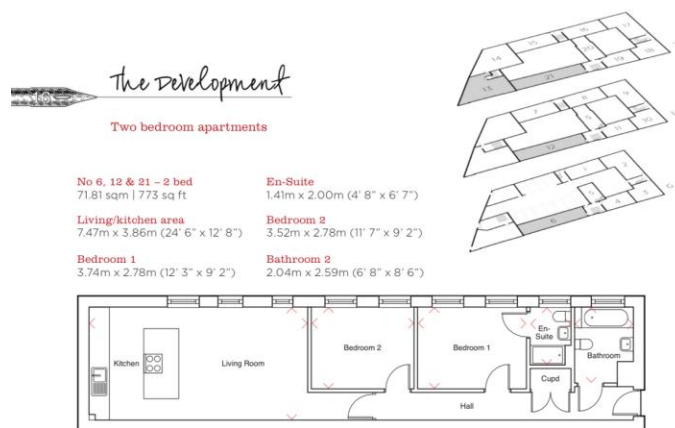
Council Tax Band: D

Service Charge: £2,500.00 Per Annum.

Length of Lease: 243 Years Remaining.



Floor Layout



Total approx. floor area ()

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 Metroptix ©2019.

