

Floor Layout

16th Floor

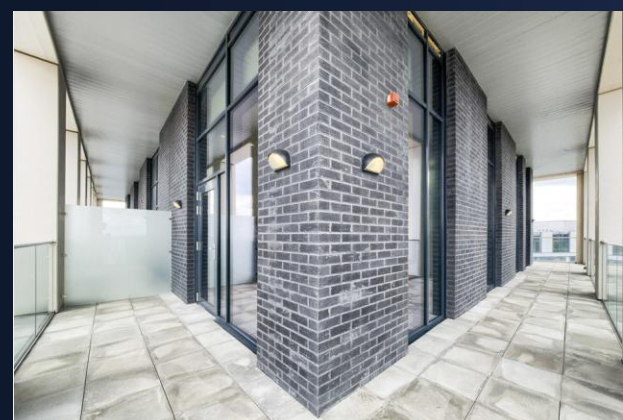
Approx. 90.0 sq. metres (969.1 sq. feet)



Total approx. floor area 969 sq ft (90 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



St. Martins Place

169 Broad Street

B15 1EF

Asking Price Of £475,000

- Luxurious Penthouse Apartment
- Wrap-Around Roof Terrace
- 969 Sq. Ft.
- 24 Hour Resident Services Concierge



**St. Martins Place,**  
**169 Broad Street, Birmingham City Centre, B15 1EF**  
**Asking Price Of £475,000**

### Property Description

*DESCRIPTION A fantastic opportunity to purchase a stunning three-bedroom PENTHOUSE apartment in St Martin's Place.*

*St Martin's Place is Birmingham's most exclusive luxury residential development, located in one of the city's highest sought-after postcodes, minutes from the main business and professional district. 228 exquisitely designed, spacious apartments complete with smart features, and impressive floor to ceiling windows that create a welcoming, light ambience, St Martin's Place exudes style and sophistication.*

*An unrivalled destination within the second city, all residents benefit from access to the first-class services of the neighbouring Park Regis Hotel, coupled with a full suite of exclusive on site and hotel facilities including state-of-the-art gym, WiFi lounge, private cinema, spa, bar and restaurant. These landmark luxury residences offer a truly unique living experience in the heart of the second city, designed to appeal to the most discerning, executive tenant.*

*St Martins Place epitomises the ultimate in luxury, high end city living inviting residents to live like a VIP in the heart of Birmingham, with an array of hotel services at their fingertips. Its destination entrance creates a hotel style arrival experience, welcoming you into an impressive grand double height lobby with sumptuous interior features and exceptional concierge service.*

*A FIRST FOR BIRMINGHAM St Martins Place is the first development to bring private superior hotel services to Birmingham's executive residential sector. Residents benefit from an unrivalled menu of available services from the neighbouring Park Regis Hotel, ordered as required via an exclusive hotel app or the onsite, 24-hour concierge. With options including room service, ironing and dry cleaning, for the busy professional this means peace of mind that their home doesn't become neglected in favour of their busy work life, and they need never be short of a freshly pressed suit.*



*SERVICES AVAILABLE INCLUDE \* Apartment cleaning and bed-turning*

*\* Dry cleaning*

*\* Ironing*

*\* Room service including food & beverage*

*INSIDE ST. MARTIN'S PLACE \* Private state-of-the-art gym available 24 hours allowing residents to fit activity around a busy lifestyle*

*\* Private cinema for residents to enjoy the full cinema experience at their convenience*

*\* WiFi lounge providing free WiFi access and a light, airy communal area for residents to use at their leisure*

*SMART WAY OF LIVING Convenience and efficiency are at the top of the list for any savvy homeowner or tenant. Every apartment in St Martins Place has high speed internet. In addition a keyless locking system making entry and exit more secure. All apartments feature; a video entry system, 24 hour concierge, secure key fob entry to the building and private access to the gym, WiFi lounge and cinema room. Plus CCTV to all external and selected internal areas providing peace of mind.*

*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*

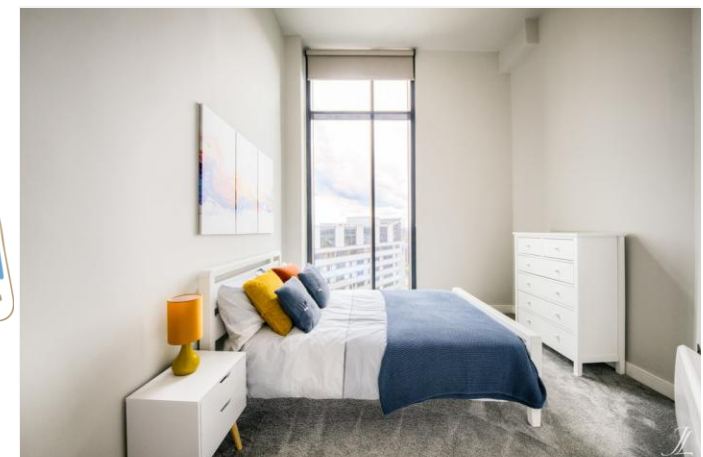
*Council Tax Band: E*

*Service Charge: £5,244.88 Per Annum.*

*Ground Rent: £350.00 Per Annum*

*Ground Rent Review Period:*

*Length of Lease: 147 Years Remaining*



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

**Call:**  
0121 6044060

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