



Devonshire House

Birmingham City Centre

B3 2LX

Asking Price Of **£130,000**

One Bedroom Apartment

Eighth Floor

474 Sq. Ft.

No Upward Chain



Property Description

DESCRIPTION A unique eighth floor, 474 Sq. Ft., light and spacious one bedroom apartment is offered with no upward chain and is ideal for first time buyer or an investor. The apartment is situated in the modern conversion, Devonshire House. Located within close proximity of Grand Central and Snow Hill Station and offering a double bedroom, open plan kitchen diner/lounge, bathroom and storage cupboard.

LOCATION From Michelin-starred fine dining to local eateries and major entertainment hubs to independent stores, the nearby business district is also home to global employers. Ranked as having the highest quality of life outside London, Birmingham is a young and vibrant city on the rise.

Snow Hill Station is within easy walking distance as well as major transport hubs at New Street and the forthcoming Curzon Street HS2 Station. The forthcoming new HS2 railway station will provide fantastic opportunities for residents to thrive in Britain's second city. High speed rail links to London, Leeds and Manchester will open up the area to countless possibilities for those living and working in Birmingham.

Birmingham's waterways are a calm, pleasant starting point for a stroll into the city centre. Heading south-east, the canal path takes you towards the Mailbox complex, with its prime shopping and dining experiences and on to Brindley Place - housing the Ikon Gallery, Crescent Theatre and numerous places to eat, drink and shop.

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.

Tenure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: C

Service Charge: TBC Per Annum.

Ground Rent: £228.15 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 238 Years Remaining.



Floor Layout



Total area: approx. 44.1 sq. metres (474.2 sq. feet)

Total approx. floor area 474 sq ft (44 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		
69-80	C		73 C
55-68	D	65 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

James Laurence
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