



# APT 1 CONCORD HOUSE, 20

BIRMINGHAM - £550,000

**chosen**

## Why this home is Chosen...

Step into luxury living in the heart of Birmingham city center with this incredible 2-bed Soho loft-style apartment on Marshall Street. Boasting a contemporary design with industrial accents, this apartment offers a unique urban experience. Featuring spacious living areas flooded with natural light, residents can enjoy the epitome of modern city living. With two underground parking spaces, convenience is key, while being just a short stroll away from some of the Midlands' favorite restaurants and bars ensures that entertainment and dining options are always at your fingertips. Don't miss this opportunity to immerse yourself in the vibrant pulse of Birmingham's city life.

### Quick Tour

Highlights of this lovely home include:

- \* Built in 2015
- \* Incredibly well designed throughout
- \* New York, Soho Loft inspired living
- \* Huge open plan living
- \* Modern kitchen
- \* Luxury owner suite
- \* 2 bed - 3 bath
- \* 2 underground parking spaces
- \* Did we mention its close to Birmingham New Street?



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## Oozing with style

Step into the epitome of urban sophistication with this exquisite 2 double bedroom apartment, part of a small and exclusive development of 19 residences & inspired by the chic loft apartments of New York's Soho district.

As you step out of your car into one of the two private underground parking spaces, you're greeted by a striking staircase that sets the tone for the exceptional design awaiting you.

Beyond the cast iron door, you're immediately struck by the impeccable layout and the abundance of natural light flooding the space. Passing through the bespoke Crittall glass partitions, you enter a vast open-plan kitchen, dining, and lounge area, spacious enough to accommodate a full-size pool table. With its 3-meter-high ceilings and expansive windows, this area is bathed in light, highlighting the beautiful wooden floors and fully integrated kitchen with breakfast bar. Storage is plentiful, perfectly suited for entertaining on a grand scale.

The primary suite is a marvel of design, featuring a walk-in dressing area, generously sized bedroom, and a modern en-suite with both a walk-in shower and separate bath. The second bedroom is equally impressive, boasting its own beautifully designed en-suite.

Completing the apartment are a separate WC and utility area.

Situated within a short stroll of Birmingham's finest restaurants, bars, and shops, as well as being mere minutes from Birmingham New Street train station, this apartment offers the ultimate in city living.

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# Apartment 1, Concord House, 20 Marshall Street, B1 1LR

Approximate Gross Internal Area = 180.3 sq m / 1941 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065727)

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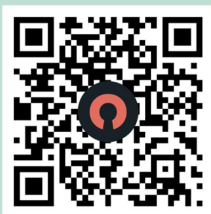
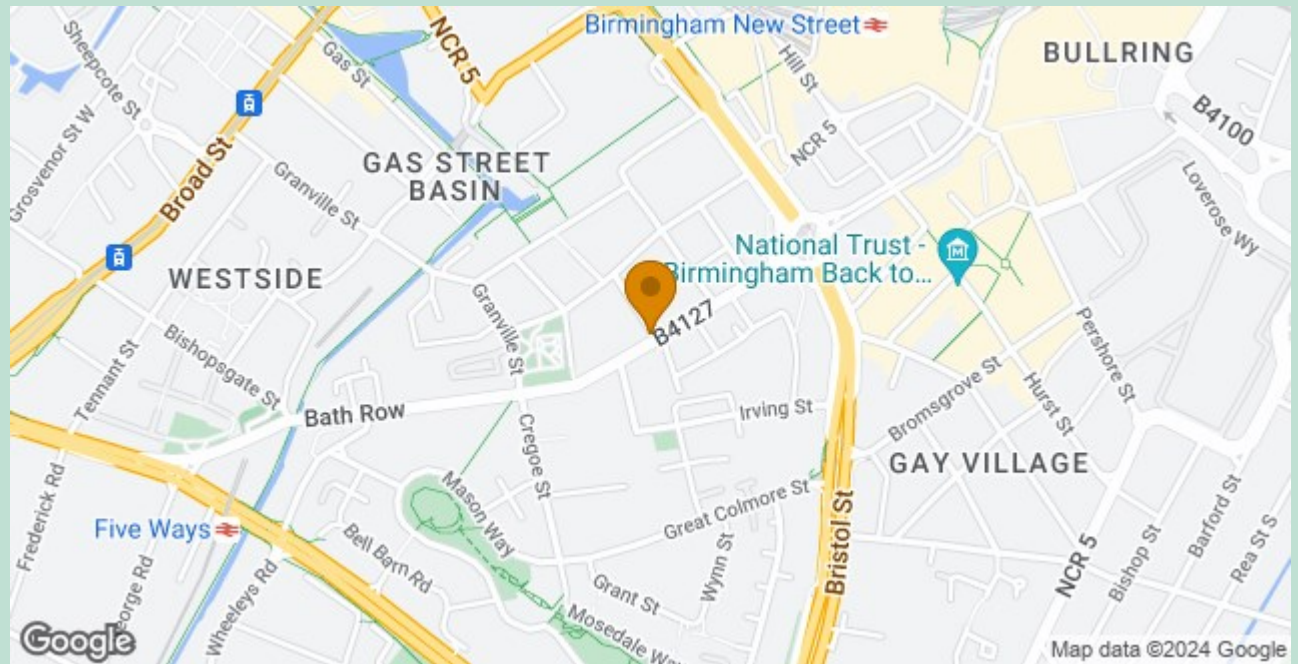
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## Enquiries

**Apt 1 Concord House 20 Marshall Street is exclusively marketed by Chosen Home Ltd.**

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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