



**Abacus Building Alcester Street, Birmingham B12 0NX**

**welcome to**

## **Abacus Building Alcester Street, Birmingham**

\*\*\* WELL - PRESENTED SPACIOUS ONE - BEDROOM PENTHOUSE APARTMENT \*\* POPULAR ABACUS BUILDING \*\* ROOF TERRACE WITH STUNNING CITY CENTRE VIEWS \*\* LARGE OPEN PLAN LIVING / DINING AND KITCHEN AREA \*\* SECURE UNDERGROUND ALLOCATED PARKING SPACE \*\* WALKING DISTANCE FROM MOOR STREET STATION & THE BULLRING \*\*\*

### **Agent Note**

This property is currently council tax D.

### **Secure Communal Entrance**

Accessed via a security intercom, lift and stairs to upper floors.

### **Entrance Hall**

Cloaks cupboard, tiled flooring, spotlights.

### **Open Plan Living Kitchen Diner**

25' 3" max 22"01 min x 15' 8" max 22"01 min ( 7.70m max 22"01 min x 4.78m max 22"01 min )

Double glazed window to the rear and side of the property, double glazed door leading to the roof terrace, wall lights, two electric heaters, tiled flooring, fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiling to splash prone areas, electric oven and hob with cooker hood over, plumbing available for a washing machine, integrated dishwasher and fridge freezer, tiled flooring.

### **Bedroom One**

12' 4" x 10' 9" ( 3.76m x 3.28m )

Double glazed window to the side of the property, built in wardrobes and electric heater.

### **Bathroom**

Heated towel rail, bath with mixer taps and shower over, wash hand basin, W.C, tiled flooring.

### **Roof Terrace**

Roof terrace with panoramic views of the city centre, sauna and seating area with canopy over.

### **Underground Secure Parking**

One allocated space.





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## **Abacus Building Alcester Street, Birmingham**

- Well-presented spacious one bedroom penthouse apartment
- open plan living,kitchen dining area
- roof terrace with stunning views over Birmingham city centre
- one double bedroom
- bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1200.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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