

**Beetham Tower Holloway Circus Queensway, Birmingham B1
1BA**

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welcome to

Beetham Tower Holloway Circus Queensway, Birmingham

** CITY CENTRE LOCATION ** BEETHAM TOWER DEVELOPMENT, HOLLOWAY CIRCUS QUEENSWAY ** STUNNING TWO-BEDROOM APARTMENT **
25TH FLOOR ** OPEN PLAN LIVING AREA ** FITTED KITCHEN ** TWO DOUBLE BEDROOMS ** BALCONY/SKY GARDEN ** BATHROOM ** 24 HOUR CONCIERGE SERVICE ** EWS1 FORM GRANTED ** NO ONWARD CHAIN **

Agent Note

This property is council tax band E. The length of the lease is 999 years (less 3 days) from 1 January 2003. We are informed the annual ground rent is £150.00, the annual service charge is £2450.24, reviewed yearly and the annual buildings insurance is £1200.00.

Approach

Secure communal entrance with 24-hour concierge, lift and stairs to upper floors.

Entrance Hall

Storage cupboard housing the water tank, utility cupboard with plumbing for washing machine, wood style floor and underfloor heating.

Open Plan Living Kitchen Diner

21' x 11' 1" (6.40m x 3.38m)

Lounge Area

Laminate floor, underfloor heating, full length glass windows and sliding doors to enclosed balcony/sky garden and bedroom.

Kitchen Area

A range of wall and base units, worktops, stainless steel sink/drainer, electric hob and oven, built-in under counter fridge, freezer and dishwasher, laminate floor and underfloor heating.

Enclosed Balcony/ Sky Garden

Panoramic views over the City Centre, window to front, weatherproof power socket and tiled floor.

Bedroom One

14' 11" x 9' 11" (4.55m x 3.02m)

Double glazed window to front, fitted wardrobe, underfloor heating and recently refitted carpet (September 2023).

Bedroom Two

13' 1" x 7' 3" (3.99m x 2.21m)

Double glazed window to front, underfloor heating, recently refitted carpet (September 2023) and sliding door to lounge area.

Bathroom

Ceiling spotlights, bath with mixer tap and shower over, w/c, wash hand basin, vanity cupboard with mirror, heated towel rail, tiling to walls and floor.





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Beetham Tower Holloway Circus Queensway, Birmingham

- ** CITY CENTRE LOCATION ** Beetham Tower Development, Holloway Circus Queensway.
- Stunning 25th floor apartment.
- Open plan living area with fitted kitchen.
- Two double bedrooms.
- Bathroom.

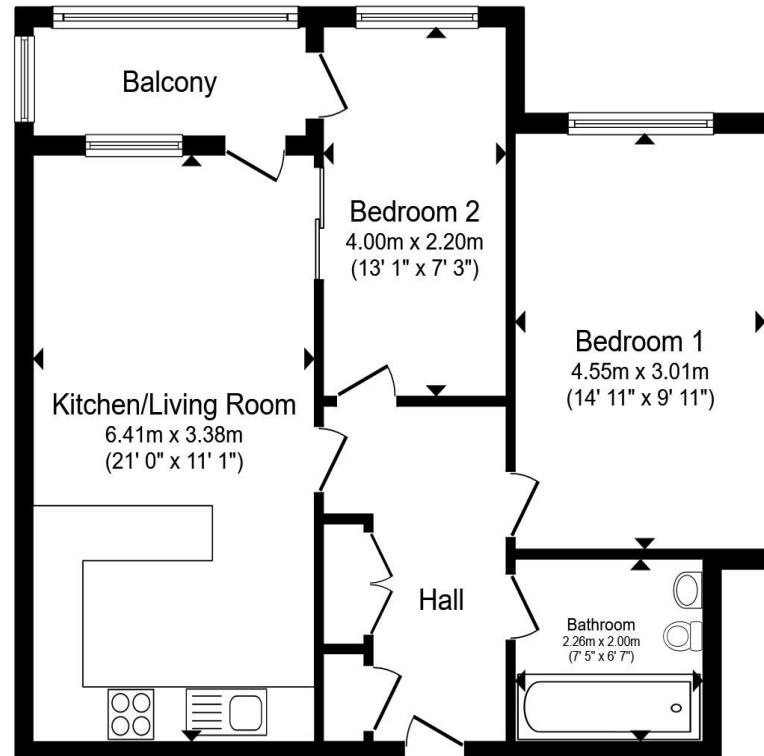
Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2450.24

Ground Rent: 150.00

This is a Leasehold property with details as follows: Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price: £220,000



Total floor area 58.6 m² (631 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HBN112139 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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