



Connells

Lee Bank Middleway
Birmingham



Property Description

Offering a lease that sits at just over 130 years, this circular/half-moon shaped duplex apartment overlooks the East side of the city with views across Edgbaston. The property gets its charm and character through its unusual curved design, with windows that stretch right the way across causing the penthouse style apartment to fill with light. Located on the edge of Park Central built by Crest Nicholson in Lee Bank, the property offers an executive feel to it through its high ceiling, solid Oak C-shape staircase and generous room sizes. The stunning property is one of a few built on the development and briefly comprises of an entrance hall, lounge and dining area, modern fitted kitchen with some integral appliances, guest wc, first floor landing, two double bedrooms with ensuite to the master, Jack & Jill bathroom, allocated parking and central heating.

Entrance Hall

Main front door into the entrance hall from the communal hallway, storage cupboard and doors to guest wc and lounge.

Guest Wc

Low level wc, pedestal wash hand basin with Chrome mixer tap over, radiator and mosaic tiling to wet areas.

Lounge /diner

2 X Juliet balconies to the front, 3 x windows to the front, TV & Tel point, 3 x radiator, storage cupboard housing plumbing facilities for a washing machine, feature solid Oak C-shape staircase leading up to the upper level, arch to kitchen and a door leading into the entrance hall.

Kitchen

9' 7" x 6' 7" (2.92m x 2.01m)

A range of modern White high gloss wall & base units with work surfaces over, sink and drainer with mixer tap over and Red brick effect splashback tiling behind, wall mounted combi boiler, integral dishwasher, integral under counter electric oven, 4 burner ceramic electric hob with stainless steel cooker hood over. radiator and arch in the lounge/diner.

Landing

3 x windows to the front elevation, radiator, emergency fire exit, feature solid Oak C-shape staircase leading down to the lower level and doors leading into the two bedrooms and the bathroom.

Bedroom One

French doors to Juliet balcony, radiator, TV & Tel point and door leading into the en-suite and landing.

Ensuite

Fitted double shower cubicle with integral shower over, low level wc, ceramic pedestal wash hand basin, extractor fan, radiator and door leading into the master bedroom.

Bedroom Two

French doors to Juliet balcony, radiator, TV point, and doors leading onto the landing and into the Jack & Jill bathroom.

Jack & Jill Family Bathroom

Fitted panel bath with taps over, low level wc, ceramic pedestal wash hand basin, extractor fan, radiator, mosaic

tiling to wet areas and doors leading onto the upper floor landing and into the second bedroom.

Parking

This apartment comes with one allocated secure parking space that is accessed using a fob.

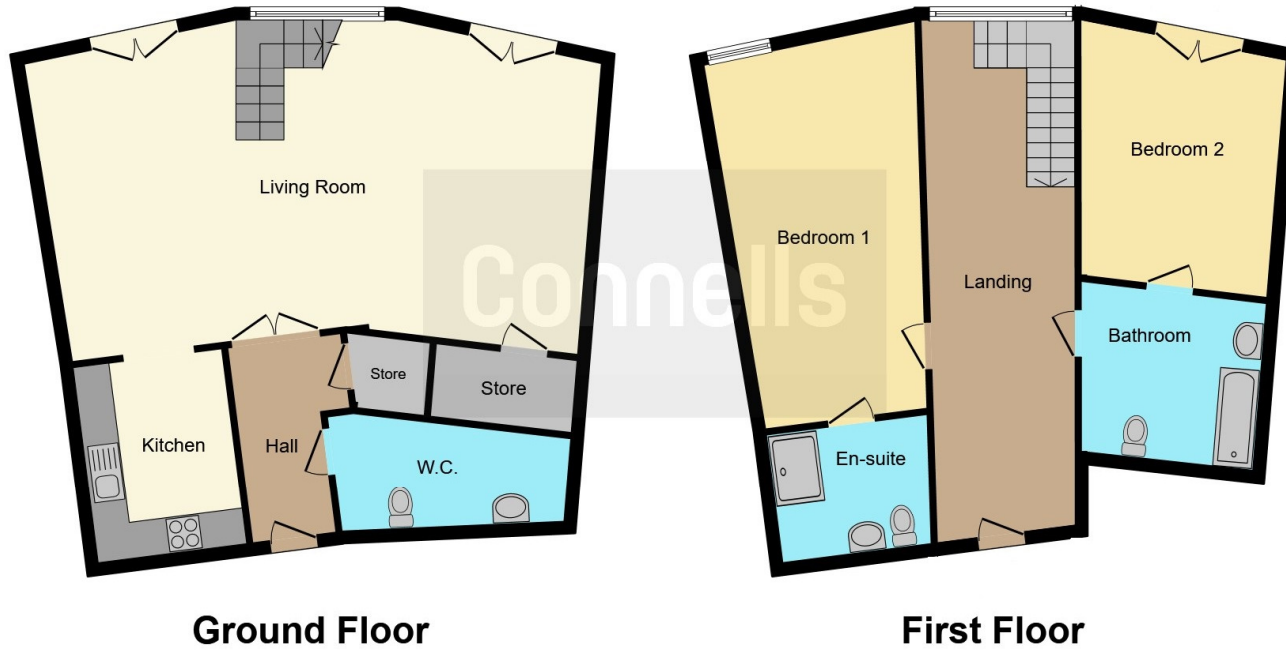
Lease & Service Charge Info

Lease Remaining: 131 Year Approximately
Ground Rent: £100 per annum
Service Charge: £4400
Management Company: Centrick Property Management

** Disclaimer **

You are advised to confirm the accuracy of the lease and service charge information with your appointed legal representative.





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.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/DIG109903](https://www.connells.co.uk/Property/DIG109903)

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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