



**Connells**

Abacus Building Alcester Street  
Birmingham





## Property Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

**A FANTASTIC PENTHOUSE APARTMENT WITH ROOFTOP TERRACE & views overlooking the City.** This stunning 2 bedroom, 2 bathroom apartment has contemporary spacious kitchen and living accommodation. Situated in the Digbeth, the lively, creative hub on the east side of the city centre. Whilst offering parking!

The property comprises: Communal areas, lift and stairs lead to the apartment. Reception hall, open plan living dining kitchen, two bedrooms, bathroom and ensuite shower room. The property benefits from having a unique large roof terrace with stunning views across the City skyline. Situated in the Digbeth, the lively, creative hub on the east side of the city centre. The area benefits from being less than 10 minutes walk to New St Station and the proposed HS2 Metro Stop.

## Rooms & Dimensions

### Entrance Hall

Having door from communal area to door to entrance hall, radiator, solid oak flooring, recessed spot lights.

### Open Plan Lounge Kitchen

22' 3" x 14' 8" ( 6.78m x 4.47m )

Full length double glazed windows and doors opening onto the large rooftop terrace. Beautifully fitted kitchen with range of wall and floor mounted units and built in appliances. Recessed spot lights, contemporary splashbacks and solid oak flooring.

### Bedroom One

16' 8" x 11' 9" ( 5.08m x 3.58m )

Three double glazed windows bringing in fantastic natural light. Built in wardrobes, radiator. TV point , telephone point and ceiling light.

### En Suite

Comprising of double shower cubicle, wash hand basin, W.C, shaver point, ladder style heated towel radiator, part ceramic tiled walls.

### Bedroom Two

9' 10" x 11' 9" ( 3.00m x 3.58m )

Two double glazed windows bringing in fantastic natural light. Radiator, TV point and one ceiling light. Features built in wardrobes and

### Bathroom

Panel bath, low level wc, pedestal wash hand basin, ceiling lights, large fitted mirror, shaver socket point, part ceramic tiled walls and ladder style heated towel rail.

### Transport

10 min walk to New Street Station

8 min walk to proposed Metro stop in High Street Deritend

1 hr 30 min train journey to London (Just 49 min on HS2 high speed train)

25 min car or bus journey to Birmingham International Airport

### Entertainment & Culture

2 min walk to Custard Factory

10 min walk to Bullring & Grand Central

15 min walk to Birmingham Hippodrome

20 min walk to the Mailbox







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/DIG110637](https://www.connells.co.uk/Property/DIG110637)**

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.



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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