



40 Windmill Street, Birmingham, B1 1GB Offers In The Region Of £346,000



INVITING INVESTORS OCCUPIED BY TENANT | Instant income generator | Two bedroom Apartment in an EXCELLENT LOCATION | Just a 5 minute stroll from Grand Central, Canals & shopping Centers | Stylish fixtures and features | Concierge service | Parking option (Additional Cost) | Convenient access to M6, M5, M42 motorways.



Property Overview

INTRODUCING AN OUTSTANDING COLLECTION OF 304 LUXURIOUS APARTMENTS POSITIONED IN THE VIBRANT LOCATION OF BIRMINGHAM CITY CENTRE.

Experience the very best of urban living in a city rich in amenities and activities in a development that offers an exceptional lifestyle opportunity with corporate, shopping, dining and cultural hotspots just a heartbeat away. The Axiom development comprises a blend of 304 spacious one and two bedroom high-end apartments arranged across 10 floors, with each apartment enjoying the finest designs and highest specification interiors.

The Axiom building is situated close to many local amenities including Grand Central Station, The Mailbox and The Bullring, as well as Arena Central, home to the new HSBC Headquarters and Chamberlin Square which will be home to PWC.

These apartments have an incredible array of features including:

- Certified Engineered Oak Flooring by Havwoods throughout
- Desso Asteranne Carpet in all bedrooms
- Thermostatically controlled electric heating
- Electrically heated hot water
- Energy Efficient downlights to living area, kitchen, bedrooms and bathrooms
- Velfac 200 fixed or openable aluminium framed double glazed units with integrated louvre above window
- European Oak veneer entrance door and internal doors
- Skirting and architraves in Satin finish
- Sky/Sky Q TV sockets in living room and link through to bedroom 1
- Audio visual entry-phone system in each apartment linked to secure communal entrances
- Hard wired fire detectors
- BT Points in each apartment
- Stainless steel passenger lift in each block
- Concierge desk
- Communal terrace space

Close proximity to the City Centre:

- 5 min walk from the beautiful historical Birmingham canals.
- 6 min walk from The Mailbox shopping area, restaurants and bars
- 7 min walk from the Birmingham Hippodrome, one of the largest theatres in the UK
- 9 min walk from HSBC's new UK headquarters at Arena Central
- 9 min walk to New Street Station & Grand Central Station
- 12 min walk from Brindley Place where Deutsche Bank is located

In addition to the property, allocated, on site parking spaces are available at an extra cost.

This particular flat is located on the First Floor, with rear facing courtyard views

Tenure: Tenanted
Rental Income £1,320
Annual Income £15,840
Tenancy started 13 November 2023

Ground Rental £350 pa
Service Charge £1,618 pa

Living/Kitchen/Dining Room

- 376.7 sq ft
- Porcelanosa custom designed soft closing door and drawer units with matt white or wood grain base unit door fronts, wall unit door fronts and high quality worktops
 - High quality appliances by BOSCH or similar, including stainless steel electric oven, built-in microwave, ceramic hob, fridge, freezer, dishwasher, washer/dryer, chimney hood pyramid and wine cooler
 - Stainless steel sink with single lever mixer tap

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom 1

- Fitted wardrobes in master bedroom.
- Ensuites to all master bedrooms with tiled wall finish
- Desso Asteranne Carpet in all bedrooms

Ensuite

- White bathroom suites comprising of Porcelanosa suite plus bath with mixer tap or low profile shower tray with thermostatic shower and glass/chrome shower door
- Concealed cistern dual flush Porcelanosa, WC
- Porcelanosa NK Urban 50cm basin with single lever basin mixer with pop up waste
- Porcelanosa Carrera Blanco Brillo / Marmol Gris (en-suite) floor tiles
- Porcelanosa Marmol Carrera / Marmol Gris (en-suite) wall tiles
- Chrome heated towel rail
- Extractor fan

Bedroom 2

- Wall mounted electric heater
- Desso Asteranne Carpet in all bedrooms

Bathroom

- White bathroom suites comprising of Porcelanosa suite plus bath with mixer tap or low profile shower tray with thermostatic shower and glass/chrome shower door
- Concealed cistern dual flush Porcelanosa, WC
- Porcelanosa NK Urban 50cm basin with single lever basin mixer with pop up waste
- Porcelanosa Carrera Blanco Brillo / Marmol Gris (en-suite) floor tiles
- Porcelanosa Marmol Carrera / Marmol Gris (en-suite) wall tiles
- Chrome heated towel rail
- Extractor fan

Disclaimer

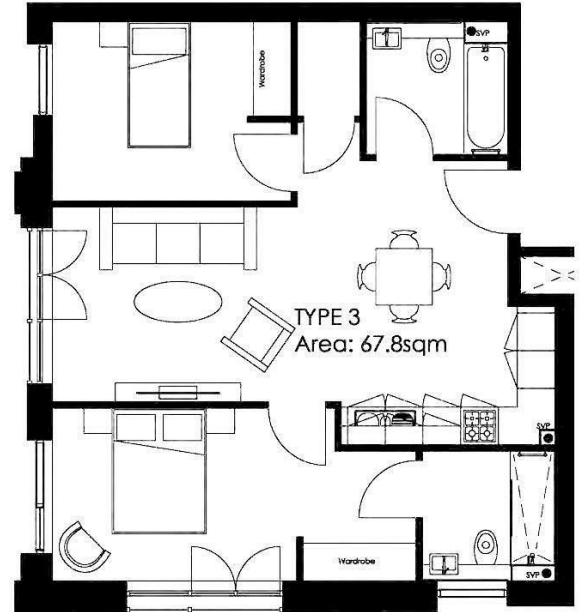
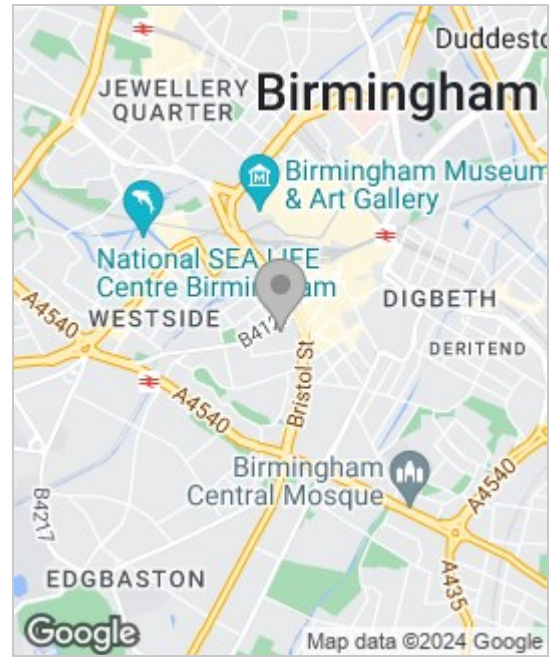
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TENURE
Tenant Occupied

VIEWING
Viewing strictly by appointment through Genie Homes

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (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 | |