



**36 Windmill Street, Birmingham, B1 1GB**  
**Offers In The Region Of £300,800**



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## Property Overview

\*\*\*\* TURN KEY INVESTMENT OPPORTUNITY B1 \*\*\*\*

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 Type 3

69 Sqm Meters 739 sq Feet

## Rental income & Rental terms

Rental income 1,300  
Annual Rental £15,600

Tenancy Start Date: 29/09/2023  
12 Month term no break clause.  
Individual tenancy

## Living/Kitchen/Dining Room

- 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

## Bedroom 1

- 19'2 x 9'4 (5.84m x 2.84m)
- Fitted wardrobes in master bedroom.
- Ensuites to all master bedrooms with tiled wall finish
- Desso Asteranne Carpet in all bedrooms

## Ensuite

- 6'9 x 6'8 (2.06m x 2.03m)
- 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

14'9 x 9'4 (4.50m x 2.84m )

- Desso Asteranne Carpet in all bedrooms
- Velfac 200 fixed or openable aluminium framed double glazed units with integrated louvre above window
- Energy Efficient downlights to living area, kitchen, bedrooms and bathrooms

## Bathroom

7'4 x 6'9 (2.24m x 2.06m)

- 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
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## Disclaimer

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

## TENURE

To be confirmed by the Vendor's Solicitors

## POSSESSION

Vacant

## VIEWING

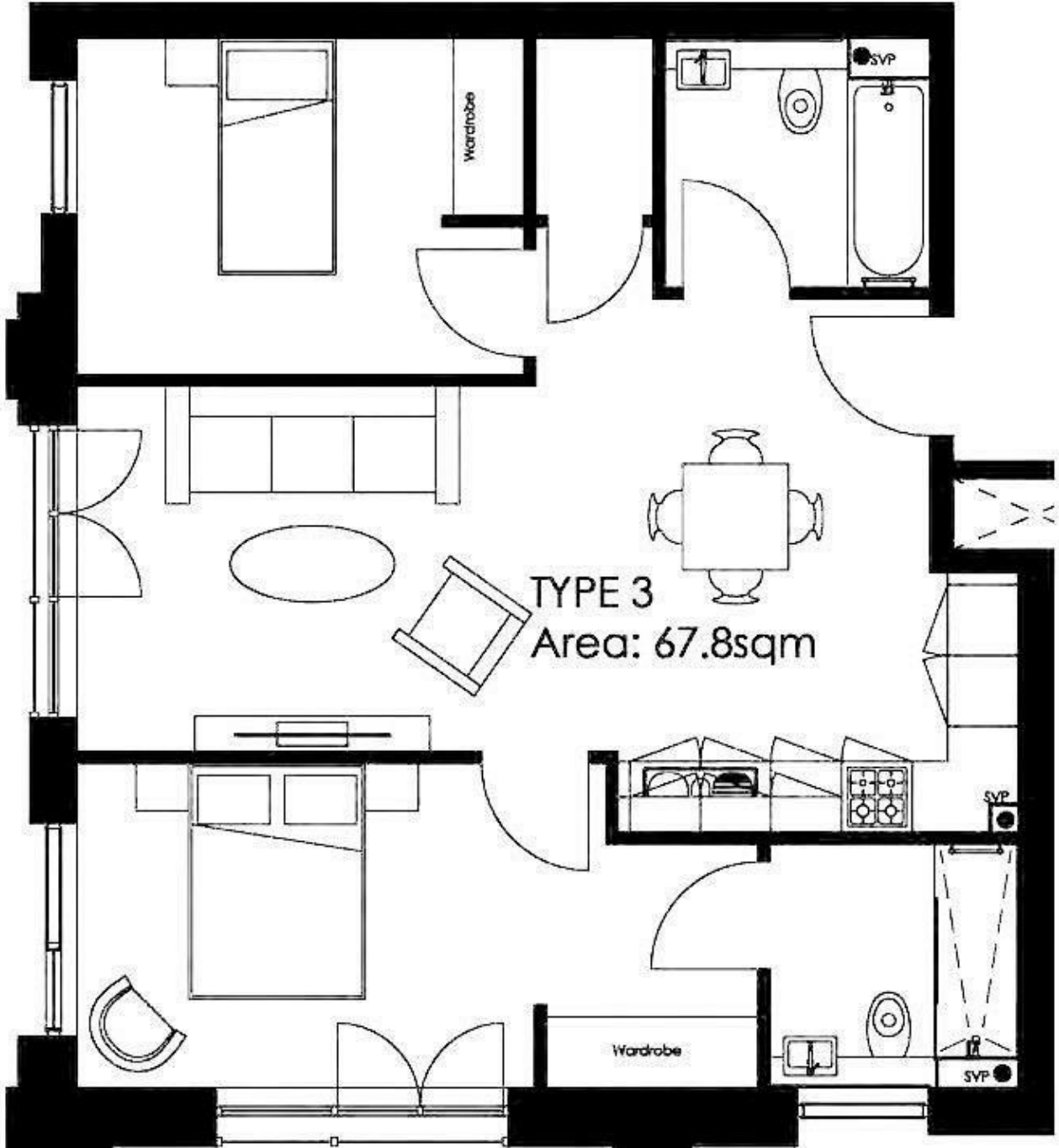
Viewing strictly by appointment through Genie Homes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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