

# Davidson



- Luxury DUPLEX APARTMENT with Canal views
- Secure Parking
- Balcony
- 2,067 sq ft Penthouse

**Sherborne Lofts, 33 Grosvenor Street West, Birmingham, B16 8HW**

**Offers In Region Of £650,000**

SHERBORNE LOFTS | 2 Bedroom DUPLEX penthouse | Balcony | Secure Parking | Concierge | No Chain | Sauna | Canal Views | 2 Minute Walk to Brindley Place



## Property Description

Davidson Estates are delighted to present this incredible duplex PENTHOUSE apartment set in the highly desirable SHERBORNE LOFTS development and in close proximity to Brindley Place.

The property comes with secure parking located in the residents gated underground car park and a balcony overlooking the canal.

### The Apartment

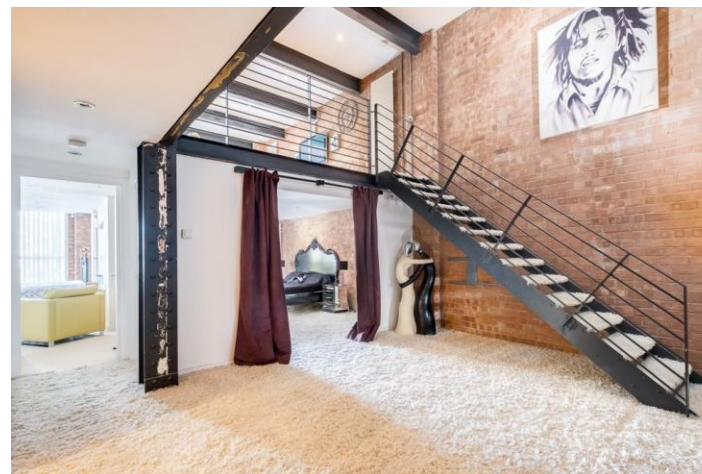
The lower level comprises of a spacious entrance reception that leads through to all lower level rooms including an impressive principle bedroom with a balcony overlooking the canal, a second principle bedroom with en-suite facilities and double integrated wardrobes, a family size bathroom with a fitted sauna room, and ample storage rooms.

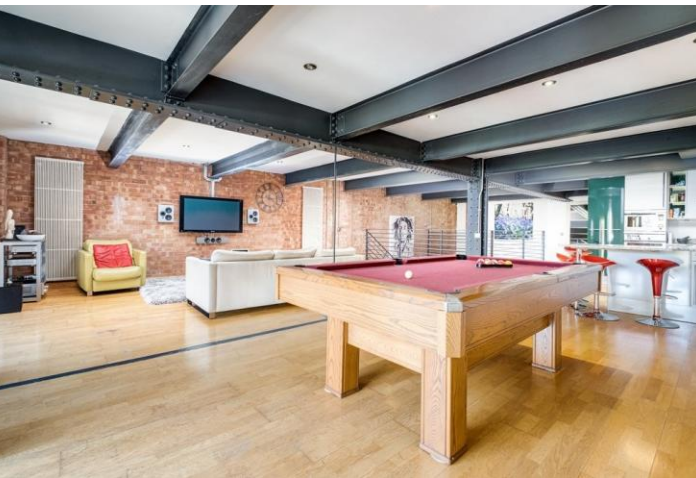
The first floor comprises of an enormous open-plan entertaining space with room for a break-out TV area, pool room with double Juliet balcony, dining area, study space, and fully integrated kitchen with ample cupboard space and all appliances including dishwasher. There is also a utility room and WC/cloakroom.

This apartment is an absolute must view and is unique to the development.

### The Development

Sherborne Lofts is an exclusive gated development with a wonderful community spirit and has a 24 hour residents concierge. The development is centrally located to Brindley Place that hosts large corporate companies such as Deloitte and HSBC HQ. There are also many eateries within walking distance and lots of





amenities, as well as attractions such as Lego Land, the Sea Life Centre, NIA and Symphony Hall.

### The Tram Line

There will be a tram line on Broad Street soon which will have a stop at Brindley Place and will connect the area to Centenary Plaza, Grand Central Station and eventually HS2 within minutes. The line is currently under construction and due to open in 2021. This will add value to the property.

### Important Information

Service Charge: £4,800.00 per annum

Ground Rent: £170.00 per annum

Years Remaining on Lease: 73

Rental Income Achievable: £2,500.00 pcm

Viewings are accompanied by the agency only.



Floorplan measurements are for illustrative purpose only. Floor plan by www.sebastiano.co.uk.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	84   B
69-80	C		
55-68	D		
39-54	E		