

Cottons

CHARTERED SURVEYORS

198 Orion Building, 90 Navigation
Street, City Centre, Birmingham, B5
4AB

Offers in the Region Of
£135,000



- Fifth Floor Apartment in Highly Desirable Development
- Underground Parking
- Double Bedroom
- EPC Rating: C(76)
- Central Birmingham City Centre Location
- Open Plan Lounge & Kitchen with Integrated Appliances

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A fifth floor apartment IN HEART of BIRMINGHAM CITY CENTRE with UNDERGROUND PARKING within a highly desirable development. Viewings VITAL to appreciate quality of location on offer. Briefly comprising; hallway, open plan lounge and kitchen with integrated appliances, double bedroom and bathroom. With secure underground parking, communal areas and full time concierge. Offered with NO UPWARD CHAIN. Tenure: Leasehold with term of 125 Years from 1 January 2003, EPC Rating: C(76). Council Tax Band: C. EWS1 Certification pending but 'Letter of Comfort' issued.

ACCOMMODATION

Location

The Orion Building is situated on the corner of Navigation Street and Hill Street, in the heart of Birmingham City Centre, within 350 metres from Birmingham New Street Station.

Description

A fifth floor apartment within a prestigious and highly desirable development. The property has recently undergone a series of modernisation works. Benefiting from double glazing and electric heating.

Accommodation

Please Refer to Floor Plans for Measurements

Inside

Hallway, open plan living dining kitchen with integrated oven, hob, fridge freezer and washing machine, double bedroom and bathroom with W.C.

Communal Areas

With secure communal areas, welcoming communal entrance with water feature, greeted by full time concierge, communal stairs, corridors and lifts.

Parking

With secure underground parking amenity.

Lease

125 Years from 1 January 2003.

Ground Rent

£404.22 per annum.

Service Charges

The development is managed by Centrick. We have been advised by our client the service charges for the period 1st December 2023 to 31st May 2024 were £1,260.15 (£2,520.30 per annum).

ESW1/Fire Safety

The property is currently awaiting ESW1 certification with a Fire Risk Appraisal of External Walls commissioned. A 'letter of comfort' was issued by the developers on 23rd May 2024

Please contact Cottons for further queries. Prospective buyers are advised to consult with their financial advisor to establish lending options prior to any required works being completed and an ESW1 form being issued but with Letter of Comfort being issued.

Letter of Comfort

The original developers 'Lendlease' signed the Developers Remediation Contract on 22 March 2023. A copy of the standard form contract and a statement confirming Lendlease's signature can be found on the Department for Levelling Up Housing and Communities' website, here: <https://www.gov.uk/government/publications/developer-remediation-contract>.

Under the Contract, Lendlease has committed to undertaking, procuring or funding the cost of works necessary to remediate life-critical fire-safety defects in buildings of 11 meters and over in height that Lendlease developed or refurbished between 5 April 1992 and 5 April 2022. Lendlease is committed to meeting its obligations under the Contract and is actively engaging with building owners to identify and remediate life-critical fire-safety defects.

The Responsible Entity for the Building will liaise with leaseholders, residents and occupiers to inform them of the next steps, should the Building be identified as a Building Requiring Works (as defined in the Contract).



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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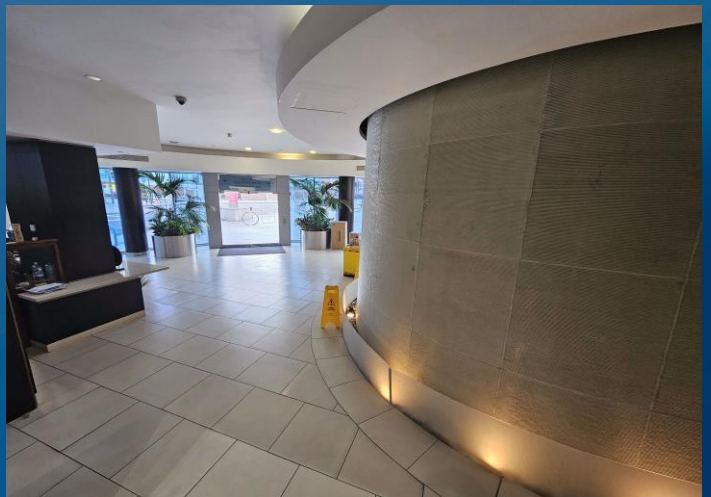
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Approximate Gross Internal Area = 44.3 sq m / 477 sq ft

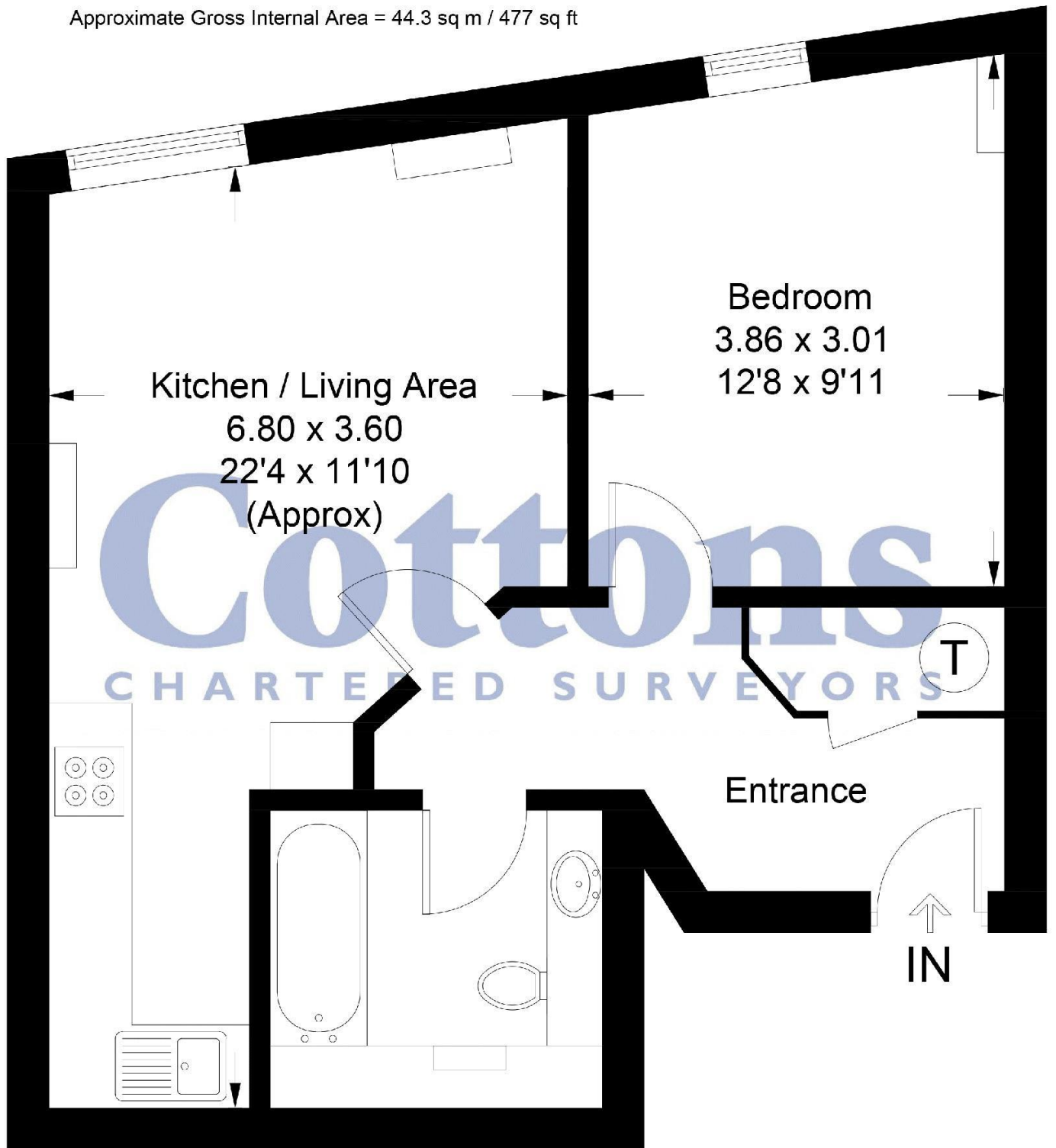


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID715647)

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This plan is for illustration purposes only and may not be to scale or representative of the property.