

## Million Pen

Legge Lane

Birmingham

B1 3LD

Asking Price Of **£250,000**

*First Floor Apartment*

*Two Bedrooms, Two Bathrooms*

*Popular, Modern Development*

*Secure Allocated Parking*

*Under Floor Heating*





## Property Description

**DESCRIPTION** This well-proportioned first-floor two-bedroom apartment offers contemporary open-plan living within a characterful building, combining modern finishes with generous room sizes and excellent natural light throughout. Set away from the road within a gated development, this bright and spacious apartment also benefits from secure allocated parking, and is ideally suited to owner-occupiers or investors seeking a stylish and practical home.

The property is accessed via a welcoming entrance hallway with useful storage, leading through to an impressive open-plan kitchen and living area. This spacious and versatile room provides ample space for both lounge and dining furniture and is enhanced by large industrial-style windows that allow excellent levels of natural light throughout. Finished with wood-effect flooring, recessed ceiling spotlights and neutral décor, the space feels both contemporary and inviting.

The modern fitted kitchen is thoughtfully designed with sleek cabinetry, integrated appliances, a ceramic hob with extractor above and a central island incorporating breakfast bar seating. Stone-effect work surfaces and metro-style splashback tiling complete the look, making this an ideal space for everyday living and entertaining.

The apartment offers two well-proportioned double bedrooms, both finished with wood-effect flooring and neutral décor. The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom provides excellent flexibility as a guest room, home office or additional sleeping accommodation.

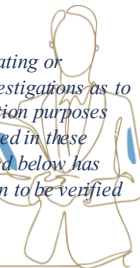
The main bathroom is fitted with a contemporary white suite, including a panelled bath with shower over, wash basin and WC, complemented by tiled walls and flooring. A separate storage cupboard adds further practicality and convenience.

**LOCATION** The Million Penn building is located in a prime position, a short walk from St Pauls Square, a convenient walking commute to New Street and Snow Hill stations and the city's bustling Colmore Row financial district and newly regenerated Paradise Birmingham hub, with exclusive independent restaurants, bars on its doorstep.

Excellent transport links to the city and motorway networks are close by leading from A38 access nearby, whilst envious city shopping facilities of The Mailbox, Bullring, including Selfridges and flourishing Grand Central are nearby.

### JAMES LAURENCE ESTATE AGENTS

**Agents Note:** We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.



**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band – D**

**Service Charge – £3012.96 per annum**

**Ground Rent – £250 per annum**

**Ground Rent Review Period – TBC**

**Length of Lease – 242 years remaining**



Total approx. floor area 764 sq ft (71 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.