



Full length Balcony

2 double bedrooms

Secure allocated gated parking

Beautifully presented

En-suite to bedroom 1

St Pauls Place development



Entrance

Communal secure fob entry into the St Paul's building. Concierge area, lift and stairs to all floors.

Entrance Hall 0' 0" x 0' 0" (0.00m x 0.00m)

Front door into L shaped hallway. Utility Cupboard housing washing machine. Video entry security system. Doors to all rooms.

Open plan living 20' 10" x 12' 2" (6.35m x 3.71m)

Open plan kitchen/living and dining area. Double opening doors to full length balcony. Two wall mounted electric heaters. Inset spotlights.

Kitchen

A range of high gloss wall and base units with works surfaces incorporating a sink unit and mixer tap. Built in appliances are; fridge and freezer, dishwasher, oven and ceramic hob with extractor.

Bathroom 7' 4" x 5' 6" (2.23m x 1.68m)

Mostly tiled walls. Bath with shower over, low level W.C, wash hand basin. Fitted mirror, shaver point, heated towel rail and sunken spotlights.

Bedroom 1 17' 11" x 12' 8" (5.46m x 3.86m)

Double opening doors to balcony. Fitted full height wardrobes with hanging rail and shelving. Wall mounted heater.

En-suite

Fully tiled double shower cubicle, wash hand basin, W.C, mostly tiled walls, fitted mirror and shaver point. Heated towel rail. Sunken spot lights

Bedroom 2 10' 9" x 11' 0" (3.27m x 3.35m)

Double glazed windows to rear over looking the balcony. Wall mounted heater.

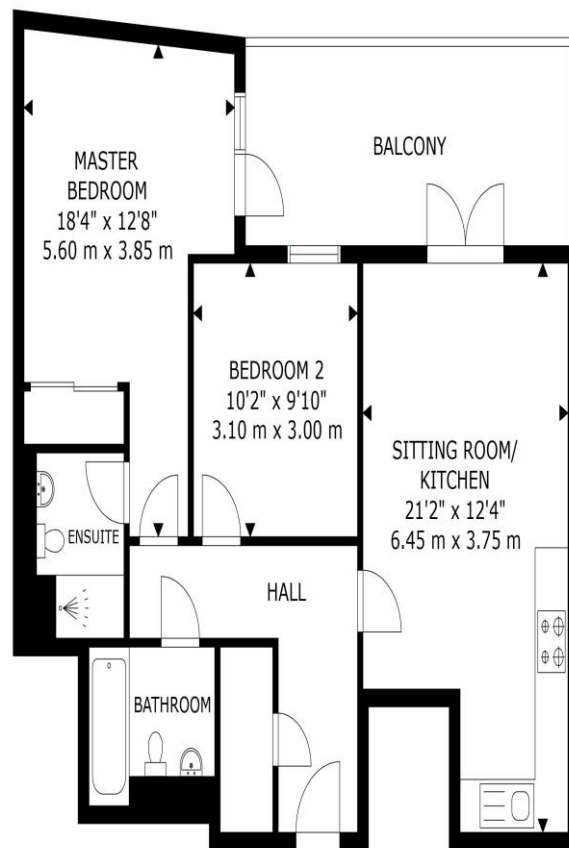
underground parking

Secure allocated gated underground parking.

Tenure

Lease has 115 years left to run Service charge is £1200 per 6 months
Ground rent is £300 per year Council tax band C





GROSS INTERNAL AREA
 GROUND FLOOR: 721 sq ft, 67m²
 TOTAL: 721 sq ft, 67 m²

Energy Performance Certificate



Apartment 326, 40 St. Paul's Square, BIRMINGHAM, B3 1FQ

Dwelling type: Mid-floor flat
Date of assessment: 20 July 2020
Date of certificate: 20 July 2020

Reference number: 8004-2207-7122-1926-3303
Type of assessment: RdSAP, existing dwelling
Total floor area: 69 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 1,755

Over 3 years you could save

£ 759

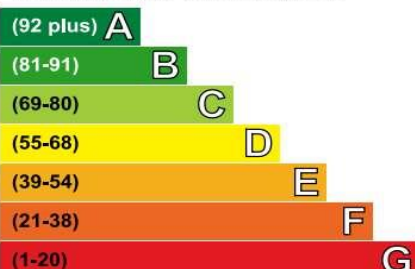
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 213 over 3 years	
Heating	£ 429 over 3 years	£ 231 over 3 years	
Hot Water	£ 1,134 over 3 years	£ 552 over 3 years	
Totals	£ 1,755	£ 996	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
78	87

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£1,200 - £1,800	£ 759

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.