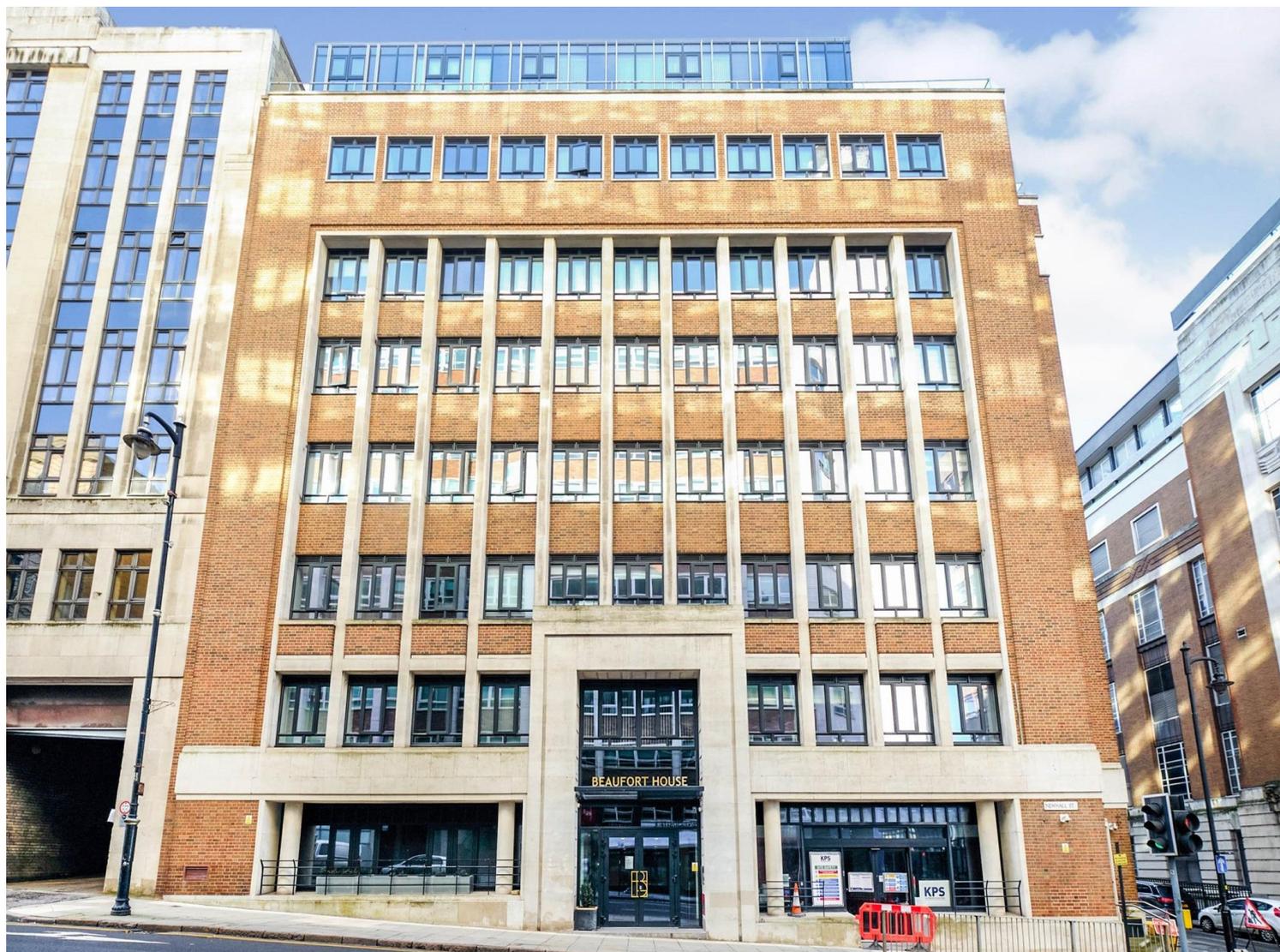


for sale

£260,000 Leasehold



Beaufort House Newhall Street Birmingham B3 1PB

City Centre New York loft style apartments in the Jewellery Quarter close to the famous Bullring shopping centre. A superb TWO bedroom, TWO bathroom apartment situated on the first floor offering NEST control, STYLISH bathrooms and OPEN PLAN LIVING/KITCHEN.



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Property Details

Accommodation

Lifts and stairs leading to the 1st floor apartment.

Entrance Hall

With Security Camera Intercom and Laminate Flooring

Lounge/kitchen 26' 9" Max x 16' Max (8.15m Max x 4.88m Max)

Lounge

Having side facing double glazed window, telephone point, TV aerial point, wall mounted electric heater, recess spotlights with LED strip on one side of ceiling and laminate flooring



Kitchen

Fitted kitchen, sink, range of wall and floor mounted units. Electric oven and hob with cooker hood above. Built in fridge/freezer and dishwasher, recess spotlights and laminate flooring.

Bedroom One 17' 5" Max x 12' Max (5.31m Max x 3.66m Max)

Front and Side facing double glazed windows, TV aerial and Telephone points, wall mounted electric heater, ceiling light point and laminate flooring.



En Suite

Double tray shower cubicle with rainfall shower, low level WC, wash hand basin, shaver socket point, recess spotlights and large wall mounted mirror. Fully tiled walls.

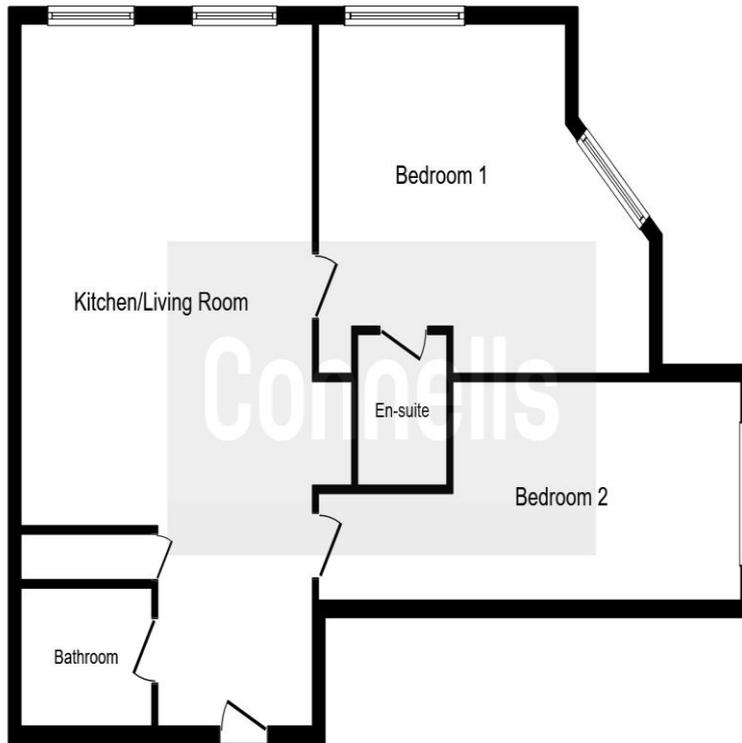
Bedroom Two 21' 4" Max x 8' 10" Max (6.50m Max x 2.69m Max)

Having front facing double glazed window, walk in wardrobe, telephone and TV aerial point, wall mounted electric heater, ceiling light point and laminate flooring.



Bathroom

Panel bath with mixer taps and shower over, wash hand basin and WC. Large wall mounted mirror, Shaver socket point, recess spotlights and fully tiled walls.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Tenure: Leasehold

EPC Rating: C

Property Ref: DIG107759 - 0025

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold costs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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