



**Essex Street, Birmingham B5 4TU**

**welcome to**

## **Essex Street, Birmingham**

This sophisticated two-bedroom apartment, part of a new residential gated development, boasts a spacious open-plan living area, a large balcony, Residents enjoy exclusive access to a 24-hour concierge, a state-of-the-art gym, and lush courtyard gardens.



## Open Plan Living Room

Central heating, electrical sockets points and light point double glazed window

## Kitchen

Central heating, ,electrical sockets points and light point double glazed window and fully fitted kitchen

## Bedroom One

Central heating, electrical sockets points and light point double glazed window

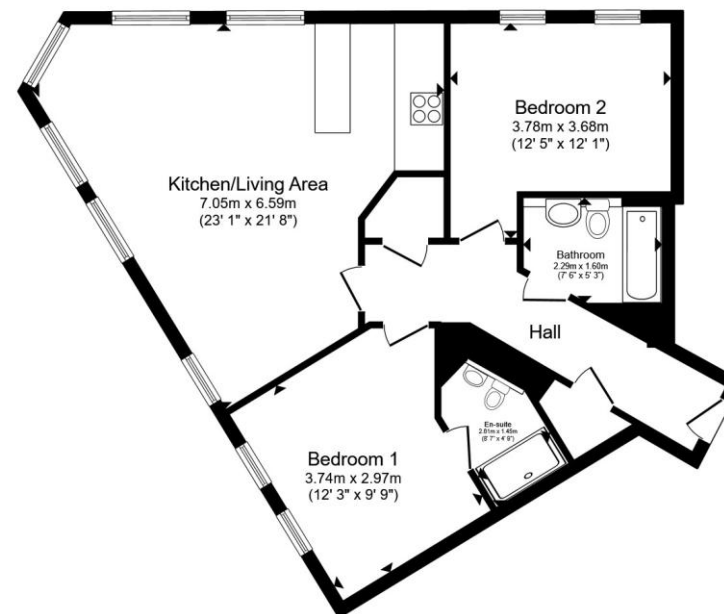
## Bedroom Two

Central heating, electrical sockets points and light point double glazed window

## Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 75.4 m<sup>2</sup> (811 sq.ft.) approx

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). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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welcome to

## Essex Street, Birmingham

- BRAND NEW – BE THE FIRST TO CALL IT HOME
- LUXURY LIVING WITH ON-SITE GYM,
- SUPERB TRANSPORT LINKS – TRAM, BUS & TRAIN ON YOUR DOORSTEP
- PARKING AVAILABLE
- EXCEPTIONAL DESIGNER FURNISHINGS, HIGH-SPECK FINISH

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 4044.00

Ground Rent: 150.00

£2000 000



Please note the marker reflects the postcode not the actual property

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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 items such as Leasehold packs.



Property Ref:  
HBN112578 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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