



### 3 bed apartment to buy in B18

99 Branston Street, Birmingham, West Midlands, B18 6BG

**£350,000** Starting Bid

**H x 3** **D x 3** **B x 1**

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Duplex Penthouse apartment
- ✓ Three-bedrooms
- ✓ Two terraces
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to offer for sale this exceptional Penthouse Duplex Apartment, combining modern loft-style living with standout features in Birmingham's vibrant Jewellery Quarter, just moments from St Paul's Square, Jewellery Quarter station and tram station.

The apartment is accessed via a secure communal entrance leading into an impressive lobby area with the Penthouses reached via the lift or stairwell.

The apartment opens into a large entrance hall with stairs rising to the upper level, alongside a walk-in storage cupboard, cloakroom and utility room.

The remainder of the first floor is taken up by a spacious open plan kitchen, lounge and dining space opening out onto an impressive terrace. The floor to ceiling windows let in lots of natural light.

The kitchen has been thoughtfully designed and offers a mix of ample storage and preparation space alongside an island with further storage and seating space ideal for entertaining or casual family time.

The terrace opens out with views across the Birmingham skyline and has a free-standing sauna.

The stairs rise to a spacious landing area which is currently used as office space with large windows overlooking the central courtyard garden.

The master bedroom suite has two large built-in wardrobes one of which is in the dressing area and spacious en-suite shower room. The upstairs reflects the rest of the apartment with large floor to ceiling windows.

There are two further double bedrooms with bedroom two having a spacious airing cupboard and en-suite shower room whilst bedroom three boasts a good-sized built-in wardrobe and is linked to the jack and jill bathroom. This bathroom has a three-piece suite consisting of a panelled bath, low level w.c and wash hand basin.

The second terrace is accessed from the Penthouse floor landing area and opens out onto the inner courtyard garden area within the centre of the development.

The apartment also benefits from having two allocated parking spaces located in the secure gated carpark situated underneath the development.

Located in the Jewellery Quarter with easy access to the station, tram station and motorway networks, the area has a large array of shops, historic sights and leisure and recreation amenities.

Council Tax Band: G

Tenure: Leasehold

Length of Lease: 125

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £6,664.00

Price: Starting Bid £350,000

Property Type: Apartment

Parking: Allocated, Secure

Year built: 2000

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good





| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92-100) <b>A</b>                           |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 73                                                                                                            | 73        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC  |           |

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Contact your local branch today for more information on this property:

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