



TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)

## 902 Millennium, 95 Newhall Street, Birmingham, B3 1BA

**Guide Price £200,000**

Situated on the ninth floor, this well presented two-bedroom apartment offers attractive accommodation comprising, reception hallway leading through to an open plan living/dining fitted kitchen offering a range of appliances; two well-proportioned bedrooms and a fully tiled shower room. The apartment has one allocated parking space. Development offers gym, roof terrace and concierge and excellent security with door entry fob access to floors.

- Open Plan Living / Dining / Kitchen area.
- Two bedrooms
- Fitted kitchen offering a range of appliances.
- Attractive tiled shower room
- Allocated secure parking space.
- Proven investment opportunity
- Development offers fob security, concierge, lifts, communal gym, and roof garden.

**Energy Efficiency Rating - C**

Desirable chain free two-bedroom apartment situated on the 9th floor of this well located city development offering attractive and spacious living space comprising hallway, open plan living/dining/kitchen area with double glazed windows allowing extensive natural light, main bedroom, second bedroom and shower room.

Development features include: high security with door fob access to individual floors, a concierge, resident gym, sauna, roof garden and secure covered parking.

Millennium Apartments is ideally situated for access to the A38M and M6 and within easy walking distance of the commercial district, Snow Hill Station, Grand Central Station and all the city's retail and recreational facilities.

### Accommodation with approximate floor dimensions:

**RECEPTION HALLWAY – 9'5" x 4'5" maximum (2.908m x 1.390m)** Wood laminate flooring. Downlighting. Double wall socket. Heating control panel. Smoke alarm

**OPEN PLAN LIVING, KITCHEN AND DINING ROOM – 20'9" Maximum to the window x13'1" maximum (6.358m x 3.980m)**  
Spacious living accommodation Double glazed windows with high up aspect over Newhall Street. Wood laminate flooring. Electric wall heater. Newly fitted Blinds. Multiple wall sockets and TV/Satellite & FM points and telephone point.

**KITCHEN** - A range of contemporary base and wall mounted units. Laminate work surfacing with tiled splashbacks. Tile flooring. Bosch oven/hob and extractor unit. Free standing double fridge/freezer. LG washer dryer & NEFF Dishwasher. Stainless steel sink with mixer tap. Multiple wall sockets.

**MAIN BEDROOM – 15" x 11'2" (4.566m x 3.412m)** Airy, spacious and light room with double glazed windows. Carpets. Multiple wall sockets. TV aerial point and telephone. In built double wardrobes. Electric heater. X2 Wall lights. Fitted Blinds.

**BEDROOM TWO - 15'4" x 8'9" (4.699m x 2.725m)** Double glazed windows. Carpets. Electric slimline heater. X2 Wall lights, Multiple wall sockets. Fitted Blinds.

**SHOWER ROOM -5'1" Maximum into shower x 8'3" (1.563m x 2.519m)** Shower room. Downlighting. Full height tiling. Wash hand basin. White WC. Shower enclosure. Heated towel rail. Mirror with wooden shelf. Air extractor vent.

### Fixtures and Fittings

Only those items mentioned in the sales particulars are included in the sale. All others are specifically excluded but other items will be made available by separate negotiation.

Tenure- Leasehold. We are advised by the vendor that there is approx. 100 years remaining on the current lease.

Service Charge- We are advised by the vendor that the current service charge is approx. £3,264.10 per annum.

Ground Rent- We are advised by the vendor that the ground rent is approx. £175 per annum

\*Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor

Services- Mains water, mains electricity and mains drainage

Local Authority- Birmingham City Council, Council House, Victoria Square, Birmingham, B1 1BB

### Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements and charges are approximate 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/tenants are advised to recheck the measurements and charges with their acting solicitor.