



## Octahedron, 50 George Street, Birmingham, B3 1PP

Asking Price £160,000

YL Sales and Lettings presents this modern, one bedroom apartment located minutes from beautiful St Paul's Square. The apartment benefits from plenty of natural and comprises reception hall, open plan living/kitchen area with floor to ceiling windows, spacious bedroom and bathroom with shower over bath.

- One bedroom
- Open plan living/kitchen area
- Close to St Paul's Square
- Lift access
- Plenty of natural light

Energy Efficiency Rating - C

Around the corner from Newhall Street and a selection of fantastic restaurants and bars. Within easy walking distance to the city centre and commercial district along with good access to the A38M and M6.

**BEDROOM 16' 7" x 10' 6" (5.05m x 3.2m)** Double bedroom. Carpets throughout, wall mounted electric heater, built in double wardrobes.

**OPEN PLAN LIVING ROOM/KITCHEN 23' 5" x 10' 3" (7.14m x 3.12m)** Wooden flooring throughout kitchen & lounge, a range of fitted base and wall mounted kitchen units with laminate work surfaces. One and half bowl stainless steel sink unit with chrome mixer tap. Appliances. Full length window in lounge.

**BATHROOM 6' 7" x 6' 9" (2.01m x 2.06m)** Wood effect lino flooring, part tiled walls. Matching white suite comprising: pedestal wash hand basin. WC and Shower over bath with chrome mixer tap, Stainless steel wall mounted heated towel rail.

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

**Service Charge- We are advised by the vendor that the current service charge is approx. £2,800 per annum.**

**Ground Rent- We are advised by the vendor that the current ground rent is approx. £120 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**

**Public Transport:**

**Birmingham Snow Hill 0.4 miles**

**Jewellery Quarter 0.4 miles**

**Local School:**

**Central Academy 0.1 miles**

**Blackwater Academy 0.1 miles**

We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. Any information shown in these particulars or accompanying information are for guidance only and should be checked on site. Measurements and distances are approximate and for guidance only. Please note that, where rooms are irregular, only the maximum measurement would be stated.

## Contact Details

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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.