



**Connells**

St. Martin's Place Broad Street  
Birmingham



### Property Description

**\*\*NO UPWARD CHAIN\*\*** This well presented, modern, one-bedroom, one-bathroom apartment located on Birmingham's Broad Street, in St Martins Place. This modern apartment is ideal for those seeking a city lifestyle with all the amenities you need right on your doorstep, such as a concierge service, cinema room, a residents gym and meeting rooms.

### Approach

Communal entrance with access to all floors.

### Entrance Hall

Laminate flooring, storage and radiator.

### Open Plan Living

12' 1" max x 22' max ( 3.68m max x 6.71m max )

This fitted kitchen with wall and base units, work surfaces over, stainless steel sink and drainer, dual aspect hob/oven with extractor fan overhead, integrated washing machine, dishwasher/fridge & freezer, laminate flooring and double glazed windows.

Lounge area with wall mounted heater, laminate flooring and double glazed windows.

### Bedroom One

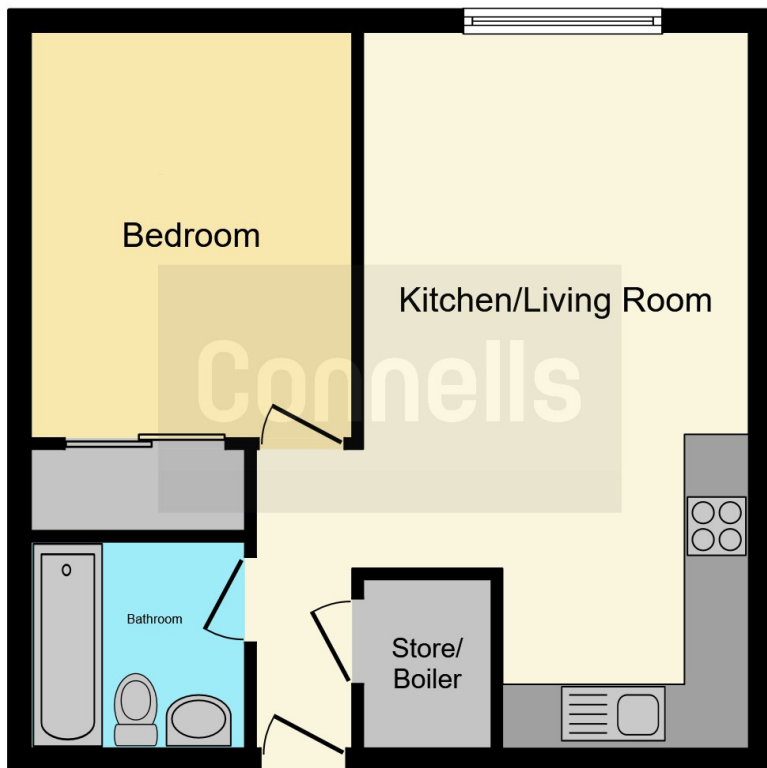
10' x 13' 3" max ( 3.05m x 4.04m max )

Having carpet flooring, built in wardrobe, radiator and double glazed window.

### Bathroom

Bathroom suite comprising of bath with shower overhead with shower screen, vanity wash hand basin, w.c, partly tiled, heated towel rail, vanity mirror.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

EPC Rating: B Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG112766](http://connells.co.uk/Property/DIG112766)**

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.



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.

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