



John Shepherd

Estate Agents



The Rotunda  
150 New Street,  
B2 4PA

**Offers In Region Of £220,000**

Leasehold

- City Views
- Double Bedroom
- Open Plan Living
- New Street & Grand Central





John Shepherd are delighted to offer to the market this superb apartment located in the iconic Rotunda. Officially reopened on 13 May 2008, The Grade II listed cylindrical building stands at approximately 81 metres (266 ft) tall and was completed in 1965. Refurbished between 2004 and 2008 by Urban Splash, who converted the once office building into a residential one, also has serviced apartments on 19th and 20th floors. officially reopened on 13 May 2008.

Offering open plan living, the apartment also has wonderful views of the City through its floor to ceiling windows in both lounge and bedroom area. The bedroom itself is separated from the living room by a sliding door and also has the added benefit of a Jack & Jill bathroom. Location, Location, Location, being on the doorstep of New Street Train Station for the busy commuter, the famous Bullring and Grand Central Shopping Centre is renowned the world over; also on The Rotunda's doorstep. Tenanted until April 2018, this apartment is an ideal Buy To Let or home for the professional.

**LOUNGE, KITCHEN DINER 28' 9 max" x 17' 0 max" (8.76m x 5.18m)**

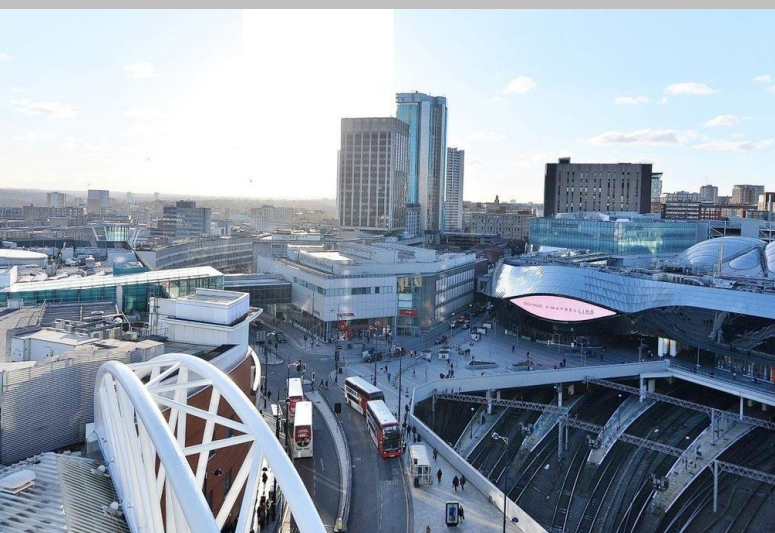
Open Plan Lounge, Kitchen Diner, offering a range of integral appliances.  
Door to bedroom and having TWO Juliette Balconies.

**BEDROOM 11' 8 max" x 8' 11 max" (3.56m x 2.72m)**

Double Bedroom With Sliding Door To Lounge Area & Having A Juliette Balcony.  
Door Also To Jack & Jill Bathroom.

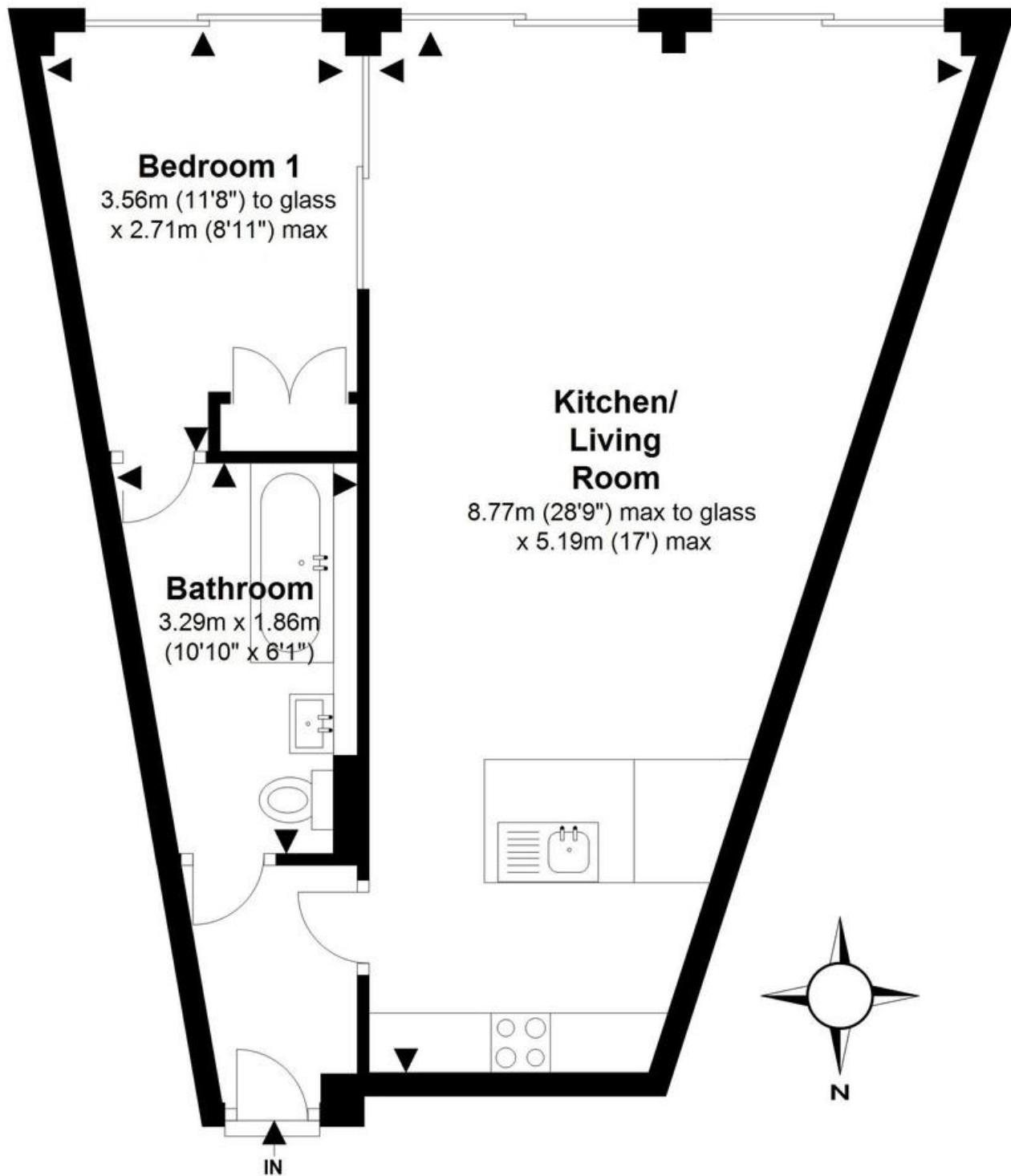
**BATHROOM 10' 10 max" x 6' 1 max" (3.3m x 1.85m)**

Jack & Jill Bathroom Having Door To Bedroom And Hallway.



# Apartment

Total area = approximately 54 Sq.metres [581 Sq.ft]



## Disclaimer

This floor plan is for illustrative purposes only.  
Measurements are approximate only.  
Please check all information before making any decisions.  
For more information please contact the agent.  
Floorplan produced by Daniel Raine Ltd

Following extensive regeneration and benefitting from significant rejuvenation Central Birmingham is now a real core of a mixture of business, lifestyle, retail and social scenes. Helped by recent healthy publicity surrounding the intended HS2 rail link and the subsequent decisions from global conglomerate companies to relocate to the City has resulted in further investment and development making it one of the country's top targets for speculators. The centre core is steeped in historic landmarks and memorials encouraging tourism into what is an easy place to get around with strong public transport including the new Tram Network. Added to this the several train stations, bus routes and pedestrian sectors Birmingham offers something for everyone.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold.

Services: All mains services are connected to the property.

Local Authority: Birmingham City Council.

To complete our quality service, John Shepherd is pleased to offer the following: -

Free Valuation: Please contact the office on 0121 633 4455 to make an appointment.

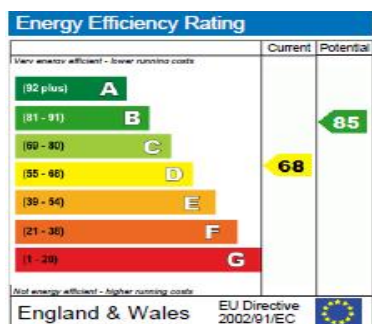
Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 0121 703 1850.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

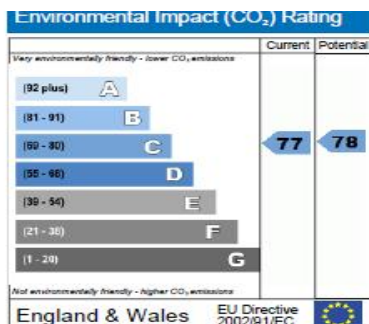
John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to [www.johnshepherd.com](http://www.johnshepherd.com)

Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK's largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment.

John Shepherd, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither John Shepherd and any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Birmingham City Centre  
33 Colmore Row  
Birmingham  
B3 2BS

Tel: 0121 633 4455

Fax:

[enquiries@johnshepherd.com](mailto:enquiries@johnshepherd.com)