

FOR SALE



Abacus Building, Warwick Street, Digbeth, B12
Asking Price Of £219,950


MARTIN&CO

Abacus Building, Warwick

Street, Digbeth, B12

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- Penthouse
- Walking Distance to City Centre
- Large Private Rooftop Terrace
- Electric Heating
- Allocated Parking

A wonderful modern penthouse apartment finished to a high standard. The property is an ideal opportunity for a first time buyer or a buy to let landlord looking for a good investment. This is the perfect spot for those of you that enjoy peace and quiet yet do not wish to be far away from the action. You would never guess that the hustle and bustle of the City Centre with its array of shops, bars and restaurants are within such easy reach.

Once inside the property you will see that the open plan living area really oozes the feeling of space, ensuring that one end of the room is large enough for the biggest of settees and the other end is the perfect space for a dining table. The kitchen area is sleek and modern and has ample cupboard space for all your condiments, pots and pans. The bedrooms are both good sized doubles, so there's plenty of room for all your bedroom furniture and the bathroom has a tub for a relaxing evening soak and shower over for those get up and go mornings. It is the large private rooftop terrace which is the real show stopper here. With amazing views over the city you will not be disappointed. The apartment has the benefit of a secure underground allocated parking space.



For those of you that are not so familiar with the area, then it is worth noting that the Abacus Building is located within walking distance to the planned HS2 train station at Curzon Street, as well as New Street and Moor Street Stations. The development is also located right within the heart of the area which will become known as Birmingham Smithfield, one of the largest City Centre regeneration schemes in history worth £500 million. So if you're looking for capital growth then this could prove to be a sound investment.

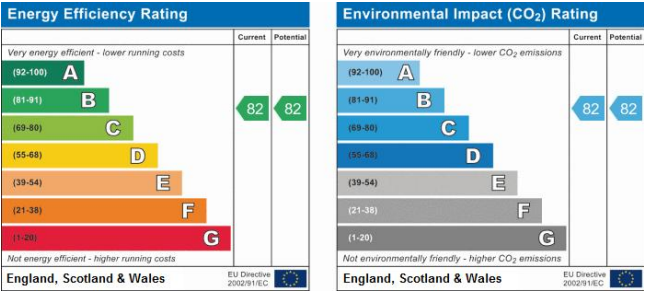
ROOM SIZES:

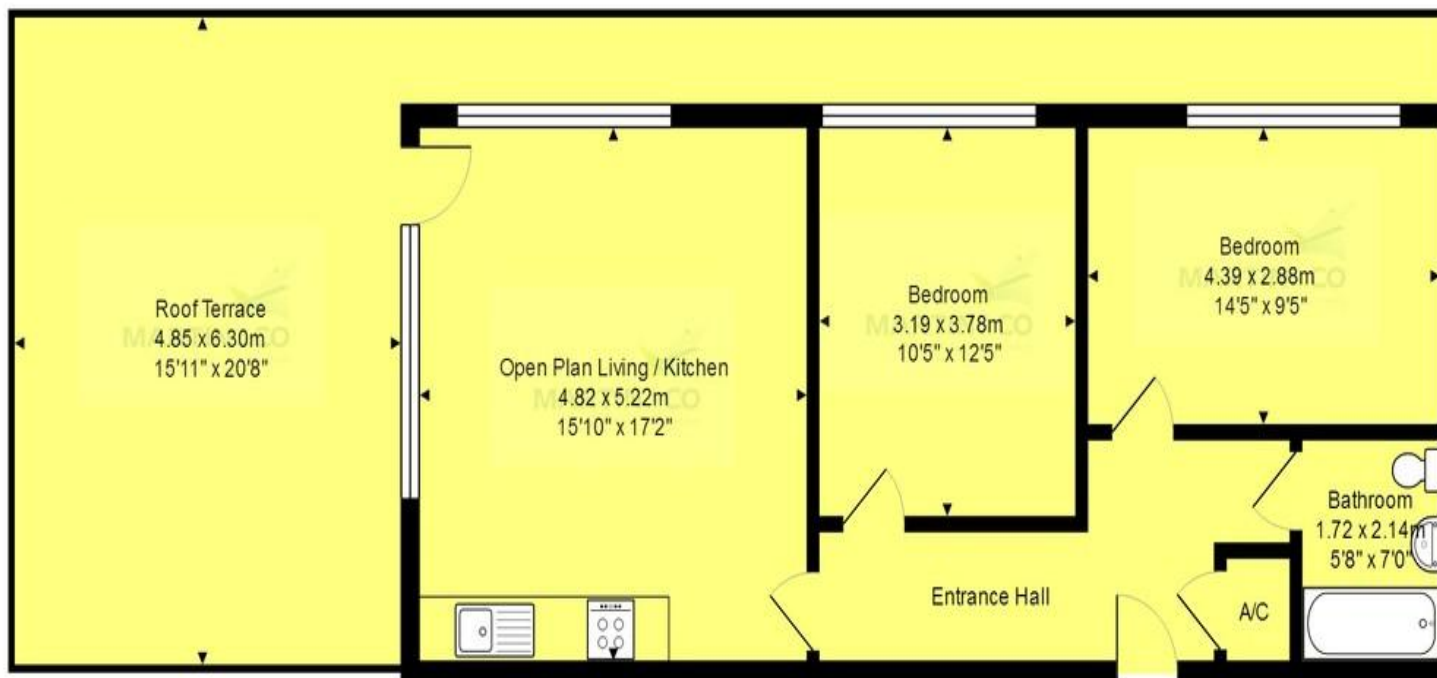
- Entrance Hall
- Open Plan Living/Kitchen: 17' 2" x 15' 10" (5.23m x 4.83m)
- Roof Terrace: 20' 8" x 15' 11" (6.3m x 4.85m)
- Bedroom One: 14' 5" x 9' 5" (4.39m x 2.87m)
- Bedroom Two: 12' 5" x 10' 5" (3.78m x 3.18m)
- Bathroom: 7' 0" x 5' 8" (2.13m x 1.73m)

LEASEHOLD INFORMATION:

- Lease Length - 111 years remaining
- Ground Rent - £150 per annum
- Service charge approx. £1,523 per annum

Lease details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.





Total Area: 65.9 m² ... 710 ft² (excluding roof terrace)

All measurements are approximate and for display purposes only.

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