

# HADLEIGH

PROPERTY . PERSONALLY



610 36 Windmill Street, Birmingham, B1 1FW

**Asking Price £274,990**

Hadleigh Estate Agents are delighted to offer this luxurious two bedroom apartment for sale. Located within the prestigious Axium building on Windmill Street, completed in 2021. The property boasts walking distance into Birmingham City Centre, offering an array of bars, restaurants and shopping. Further benefitting from nearby train stations and motorway networks.

In brief, the property comprises of a spacious open plan kitchen, diner and living area boasting Juliette balcony. The master bedroom offers its very own en-suite shower room, ample storage and a further double bedroom. Further benefitting from onsite daily concierge and private allocated parking space.



### Kitchen Lounge Diner



Wooden floorboards, double glazed patio doors and windows, with Juliette balcony. Ceiling spotlights, ceiling light point and electric heaters. Modern fitted kitchen with a range of base and wall units, including integrated fridge, freezer and oven. Further benefitting from wine fridge.

### Master Bedroom



Carpeted flooring, built in sliding wardrobes and electric heater. Floor to ceiling double glazed windows, ceiling spotlights and access to en-suite.

### Master En-suite



Floor to ceiling tiles, walk in mains shower and electric towel radiator. Concealed low level flush

WC, hand wash basin and mirrored wall along with ceiling spotlights.

### Bedroom Two



Carpeted flooring, electric heater, floor to ceiling double glazed window and ceiling spotlights.

### Bathroom



Floor to ceiling tiles, ceiling spotlights and electric towel radiator. Concealed low level flush WC, hand wash basin and mirrored wall. Bath, with mains shower over.

### General Information

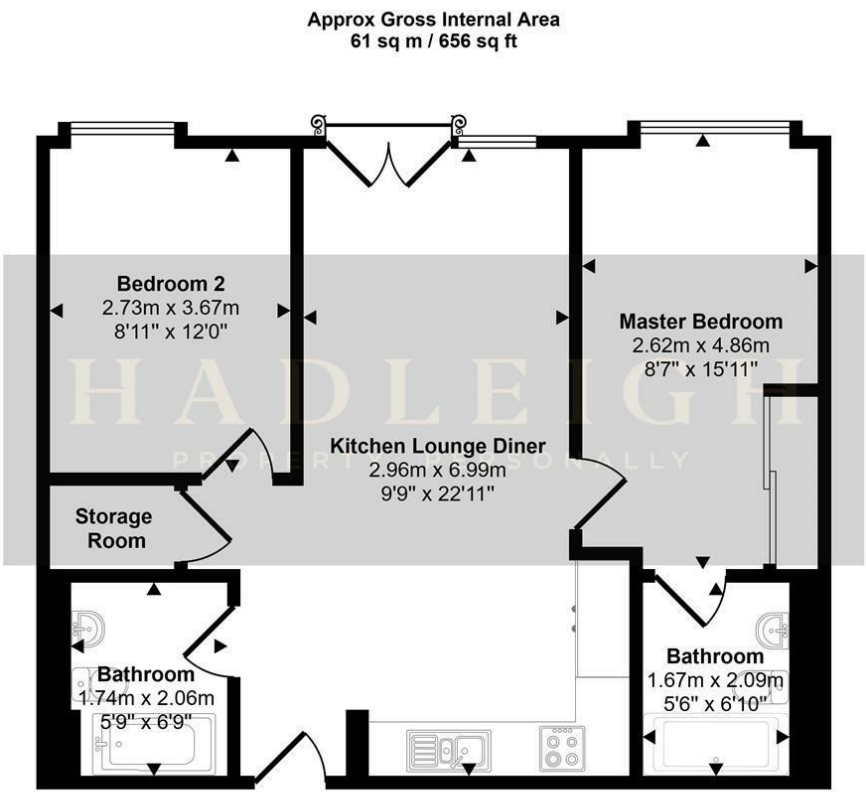
We have been advised the following information. Please confirm these details with your legal representative as Hadleigh Estate Agents cannot be held liable.

Lease remaining: 250 years from 2021

Service Charge is approximately £2000 per annum

Ground Rent is approx £350 per annum

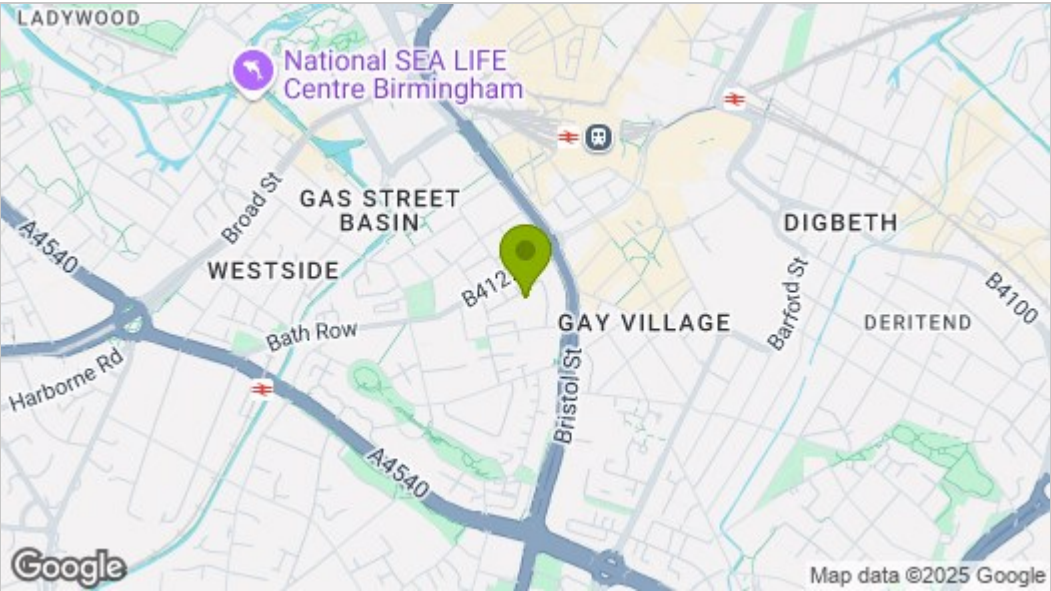
Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

