33 ESSEX STREET
BIRMINGHAM
B5 4BX

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

A brand new two-bedroom apartment within a sought after development. Situated in Birmingham City Centre, this property combines the dynamic energy of city living with exceptional convenience, making it perfect for those seeking a vibrant urban lifestyle.

ACCOMMODATION
Sixth floor: entrance, open-plan living area, kitchen, main bathroom, principal bedroom with en-suite bathroom, bedroom two.

Approximate gross internal floor area 664.70 sq. ft (61.75 sq. m)

EPC Rating: B

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Distances
Birmingham New Street station 0.3 miles (on foot) 1.7 miles (via road)
Grand Central Train Station 0.4 miles (on foot), 1.9 miles (via road)
Sutton Coldfield town centre 9.7 miles
Lichfield 20.6 miles
Birmingham International/NEC 9.3 miles
(Distances approximate)

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Situation
The property is situated in the heart of Birmingham's bustling City Centre. Birmingham's New Street station and Grand Central station are both just a 10-minute walk away. The apartment is ideally located for the many entertainment opportunities nearby, with Birmingham Hippodrome a stone's throw away, as well as a plethora of popular bars, and restaurants that the city has to offer. The Arcadian, the Mailbox, and the Bullring shopping centre are all within short walking distance. The prime location is highly sought after by working professionals. One of the key benefits of the area is its excellent connectivity to the M42, M6, M6 Toll, and Birmingham International/NEC.

Accommodation
Sixth floor: entrance, open-plan living area, kitchen, main bathroom, principal bedroom with en-suite bathroom, bedroom two.

Approximate gross internal floor area 664.70 sq. ft (61.75 sq. m)

EPC Rating: TBC

Description of property
This sixth floor two-bedroom apartment is perfect for those looking to live and work in the city. The apartment offers a bright open-plan layout, showcasing contemporary minimalist design elements, complemented by a modern bath and shower room. A fully fitted kitchen seamlessly combines sleek aesthetics with practical functionality. To enhance comfort, the apartment is equipped with efficient and easy-to-use electric heating throughout.

Security and convenience are at the forefront of this development. A 24-hour concierge is on hand to provide support to residents, complemented by a secure entry system with fob access and 24/7 CCTV monitoring. Additionally, the exclusive 'South Central Residential App' keeps residents connected, offering delivery notifications, updates, and more for seamless living.

Residents can enjoy a range of exclusive amenities designed to elevate their lifestyle. An on-site, well-equipped private gym allows you to stay active without leaving the building, while the stylish residents' lounge offers a welcoming space to relax with access to drinks and snacks. Complimentary WiFi is provided in the reception area, lounge and gym. For those who cycle, a secure bike storage area is conveniently located on the ground floor for added peace of mind.

Services
We understand that mains water, drainage, and electricity are connected.

Fixtures and fittings
Only those items mentioned in the particulars are to be included in the price. All others are specifically excluded but may be available by separate arrangement.

Local Authorities
Birmingham City Council

Tax band
Birmingham City Council

Viewings
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer – Important notice

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the price.

Photographs taken December 2024
Particulars prepared January 2025

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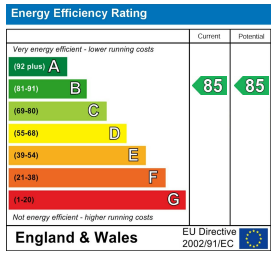

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