



**Qube Apartments, 70-71 Edward Street,**  
Offers in Excess of £215,000



**Features:**

- Modern first floor apartment
- Central city location
- Master bedroom with en-suite
- Double bedroom two
- Contemporary refitted kitchen
- Open plan living/dining room
- Balcony with city views
- Secure allocated courtyard parking

**Description:**

A modern second-floor apartment benefiting from two double bedrooms and balcony with city views, situated in a fantastic city central location, Birmingham. The interior of the property comprises of a secure communal lobby, spacious entrance hallway with high gloss tiling, large open plan lounge/diner with sliding doors to the corner balcony. Modern re-fitted kitchen providing a range of stylish wall and base units, integrated oven with electric hob and extractor hood over, integrated fridge freezer and inset sink with separate drainer. The sizable master bedroom contains built in wardrobe storage and gives of to a large and recently refurbished modern en-suite shower room, the double bedroom two also offers built in wardrobe storage. Finally, a main contemporary bathroom having a bathtub with over-head shower. Furthermore, the property benefits from secure gated courtyard parking with allocated parking bay, video link intercom system, double glazing and communal lift. The vendors of the property have advised of 105 years remaining on the lease, annual service charge of approx £1,400/£1,500 and annual ground rent of £150. The property is conveniently located within a popular are of Birmingham fantastic for commuting to central Birmingham having access to Birmingham New Street station, local pubs, eateries, gyms and further facilities. The property is also within easy reach of Brindley Place occupying a variety of high end eateries, bars and venues.





**Details:**

**Entrance Hallway**

**Open plan lounge/diner**

19' 5" x 16' 8" (5.91m x 5.08m) max

**Kitchen**

6' 4" x 9' 4" (1.93m x 2.84m)

**Master Bedroom**

9' 4" x 11' 10" (2.84m x 3.60m) max

**En-suite**

**Bedroom Two**

9' 7" x 9' 9" (2.92m x 2.97m)

**Main Bathroom**

5' 4" x 7' 2" (1.62m x 2.18m)

**EPC Rating:** D

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 910 300.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

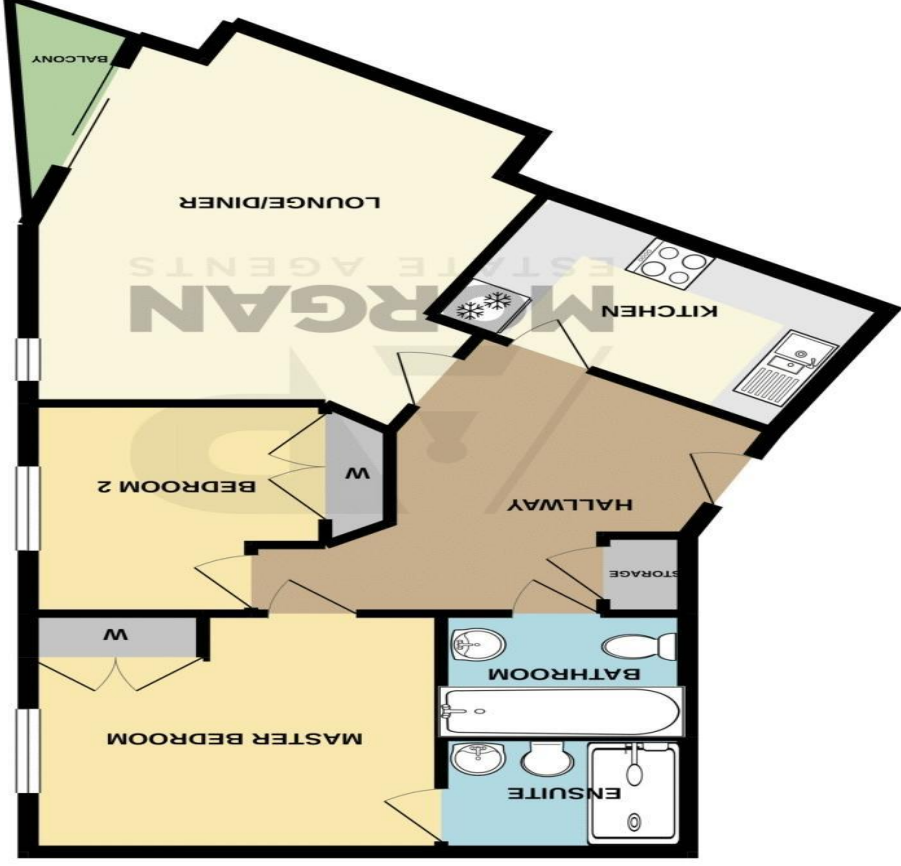
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



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