



The Orb

6 Tenby Street

Jewellery Quarter

B1 3EL

Asking Price Of **£175,000**

Spacious One Bedroom Apartment

Top Floor with Lift Access

471 Sq. Ft.

Sit-Out Balcony



Property Description

DESCRIPTION **EWS1 FORM GRANTED** This top floor, stylish purpose built apartment is placed in the core of the vibrant Jewellery Quarter. With a fantastic balcony, spacious bedroom and low service charge, this modern city apartment is the ideal city home.

The Orb development is home to a number of residential apartments appealing to a mixture of young professionals working in the City, and commuters alike, looking for convenient connections in and around Birmingham and beyond.

The standout feature for this urban home is the modern, spacious lounge with access to a pleasant balcony facing towards Carver Street. The bedroom benefits fitted wardrobes & a with the family bathroom.

The area itself has recently undergone masses of redevelopment with a number of new neighbouring developments and restaurants creating its own unique and individual atmosphere amongst the rest of the hustle and bustle of the City Centre.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware 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. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

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: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - C

Service Charge - £2131.32 Per Annum

Ground Rent - £200 Per Annum

Length of Lease - 103 Years Remaining



Floor Layout



Total area: approx. 43.8 sq. metres (471.9 sq. feet)

Total approx. floor area 471 sq ft (44 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements