



Floor Layout



Total approx. floor area 1,324 sq ft (123 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.

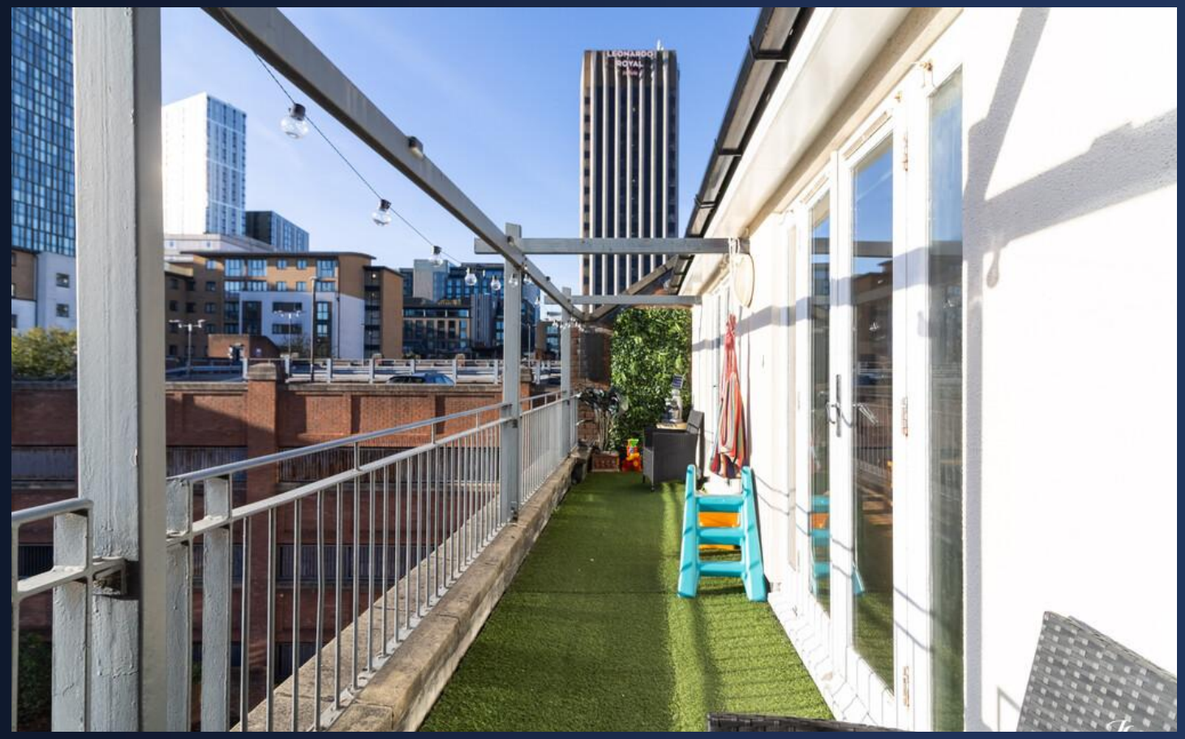
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James Laurence

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

James Laurence

REASSURINGLY LOCAL







Berkley Court

43 Berkley Street

B1 2LF

Asking Price Of **£295,000**

- *Duplex penthouse apartment*
- *Three double bedrooms*
- *Large open-plan living and dining area*
- *Private balcony measuring approximately 26 ft*



Berkley Court,
43 Berkley Street, Birmingham City Centre, B1 2LF

Asking Price Of **£295,000**

Property Description

A Rare Three-Bedroom Duplex Penthouse with Parking in the Heart of Birmingham City Centre

James Laurence Estate Agents are delighted to present this exceptional three-bedroom duplex penthouse apartment, ideally positioned within the sought-after Berkley Court development on Berkley Street.

Extending to approximately 1,324 sq. ft., this impressive property offers spacious and versatile accommodation arranged over two floors, combining the convenience of city centre living with the proportions more commonly associated with a traditional house.
The upper level is centred around a stunning open-plan lounge and dining area, flooded with natural light and offering direct access to an expansive private balcony stretching over 26 feet in length. The separate fitted kitchen provides ample storage and workspace, while a third double bedroom and guest WC complete this floor.

The lower level comprises two generous double bedrooms, including a principal bedroom benefiting from an en-suite shower room. A contemporary family bathroom serves the remaining accommodation.

A particular feature of this property is the useful attic space, providing valuable additional storage, a rarity within city centre apartments. The apartment further benefits from an allocated parking space and secure entry system.

Located within easy reach of Birmingham's vibrant business district, Brindleyplace, The Mailbox, Symphony Hall and an array of independent restaurants, bars and leisure facilities, this property is perfectly suited to owner-occupiers and investors alike.



LOCATION

Berkley Court occupies a highly desirable position on Berkley Street, placing residents in the heart of Birmingham's vibrant city centre. The development is ideally situated within walking distance of Brindleyplace, The Mailbox, Broad Street and Birmingham's renowned canal network, offering an extensive selection of restaurants, bars, cafés and leisure facilities.

The property benefits from excellent transport connections, with Birmingham New Street, Five Ways and Snow Hill stations all easily accessible, providing convenient links across the city and beyond. The nearby business district, Colmore Row and Paradise Birmingham make the apartment particularly attractive for professionals seeking a short commute.

Residents can also enjoy close proximity to cultural landmarks including Symphony Hall, the ICC, Utilita Arena Birmingham and the Birmingham Hippodrome, while the city's premier retail destinations, including the Bullring and Grand Central, are just moments away.

Combining city convenience with a spacious penthouse setting, Berkley Court offers an exceptional opportunity to enjoy all that Birmingham city centre living has to offer.

JAMES LAURENCE ESTATE AGENTS

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: F

Service Charge: £2,572.00 Per Annum.

Ground Rent: Peppercorn.

Length of Lease: 95 Years Remaining.

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

To book a viewing of this property:

Call:
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