



2 Bedroom Apartment

101 Newhall Street, Birmingham

Offers In Region Of £162,000



**REDSTONES**

**\*\*IDEAL FOR LANDLORD AS PROPERTY IS CURRENTLY LET AT £650PCM\*\*** A fabulous luxury two bedroom apartment within the heart of Birmingham City Centre, near the BT tower having the benefit of double glazing and electric central heating. This stylish two bedroom third floor apartment further comprises, open plan living/dining room with modern designer kitchen with all integrated appliances, luxury bathroom with shower, communal TV/FM aerial to provide Sky Digital terrestrial TV, audio visual entry system, lift to all floors. Energy rating D.

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**LOUNGE/DINER/KITCHEN** 11' 9" x 19' 8" (3.6m x 6.0m) Laminated wood floor covering, double glazed window and electric heater.

**KITCHEN AREA** A high quality individually designed kitchen with stainless steel sink, base and wall units. Integrated appliances including stainless steel finish dual purpose electric combined under oven and electric hob. Integrated cooker hood. Integrated fridge with ice box. Washer/dryer is included (conveniently situated in a separate store cupboard). Under lighting to kitchen wall units. Integrated pop-up power points.

**BEDROOM ONE** 8' 10" x 11' 9" (2.7m x 3.6m) With double glazed window and electric heater.

**BEDROOM TWO** 8' 10" x 10' 2" (2.7m x 3.1m) With double glazed window and electric heater.

**BATHROOM** 5' 10" x 4' 11" (1.8m x 1.5m) Luxury bathroom suite with panelled bath, mixer tap and shower attachment, shower screen, low level WC, pedestal wash hand basin, part tiled walls, large wall mirror, heated chrome towel rail.

**RECEPTION HALL** 18' 4" x 3' 3" (5.6m x 1m) With doors to all rooms and intercom.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.


**TENURE**, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

**SERVICES**, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

### Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.


**Energy Performance Certificate** 

Apartment 238 Brindley House 101 Newhall Street  
BIRMINGHAM  
B3 1LL

Dwelling type: Mid-floor flat  
Date of assessment: 20 April 2009  
Date of certificate: 20 April 2009  
Reference number: 0963-2800-6643-0821-3165  
Total floor area: 63 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Current	Potential	Environmental Impact Rating (CO <sub>2</sub> )	Current	Potential
Very energy efficient (best energy rate)			Very environmentally friendly (best CO <sub>2</sub> emissions)		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Very energy inefficient (worst energy rate)			Very environmentally unfriendly (worst CO <sub>2</sub> emissions)		

**England & Wales** 


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	241 kWh/m <sup>2</sup> per year	248 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.3 tonnes per year
Lighting	€69 per year	€36 per year
Heating	€314 per year	€177 per year
Hot water	€121 per year	€121 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

 The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.  
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/home](http://www.energysavingtrust.org.uk/home)



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