

# Horton & Senate



90 Viva, 10 Commercial Street, Birmingham, B1 1RH

£1,395

- 3rd Floor Duplex Apartment
- 2 Bathrooms
- Council Tax Band E
- Unfurnished
- 2 Double Bedrooms
- 2 Balconies
- EPC Rating D
- Allocated Secure Parking
- En-suite Shower Room
- Available From Mid February

# 10 Commercial Street, Birmingham B1 1RH

Horton & Senate are pleased to offer this two double bedroom third floor duplex Penthouse apartment with secure allocated parking. This apartment is in a prime location, located close to Grand Central station with the amenities of the Mailbox on the doorstep and just a short walk to New Street station. Comprising of secure communal entrance with intercom system, communal staircase and lift to all floors, the communal areas also have two large courtyards within the development.

The apartment itself benefits from double glazing and electric heating. The entrance hallway has fitted storage with a staircase to the first floor. Downstairs are two bedrooms and two bathrooms - the master bedroom has a fitted wardrobe, en-suite shower room and sliding door to a Juliet balcony, bedroom two has a fitted wardrobe and sliding door to a Juliet style balcony, and the family bathroom has a shower over bath and fitted units. Upstairs is a large lounge/diner area with balconies to both front and rear. The kitchen comes with an integrated fridge/freezer, washer/dryer, dishwasher, electric oven and hob.

This is a beautiful apartment in a fantastic location in the city centre which would make a great home!

2 2 1 D

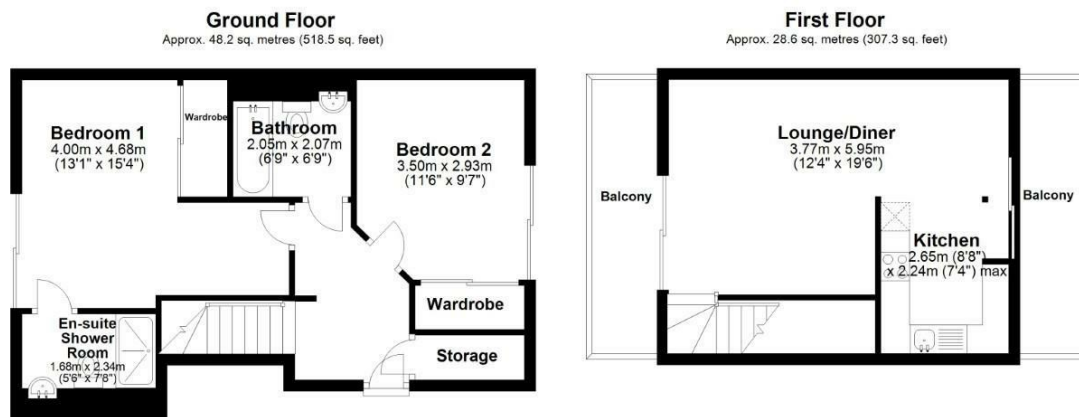
Council Tax Band: E





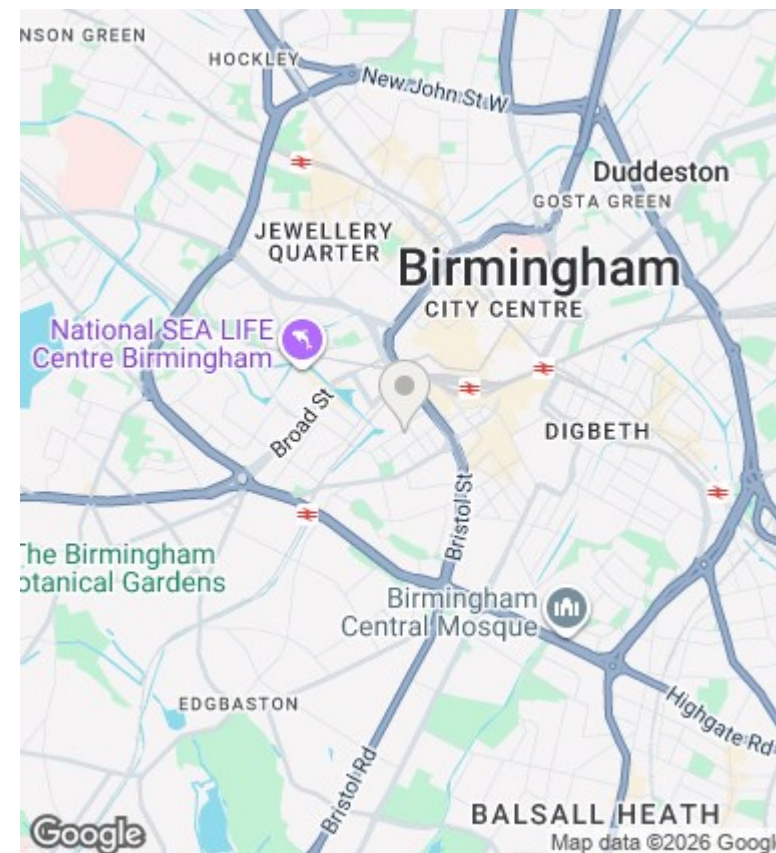






Total area: approx. 76.7 sq. metres (825.9 sq. feet)

This floor plan is not to scale and is for illustration/marketing purposes of Senate Property Services Ltd.  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC