



FRASER
& Co

The HighStreetGroup
of Companies

WESTMINSTER WORKS FACTSHEET

DEVELOPMENT
WESTMINSTER PLACE, ALCESTER STREET AND
MOSELEY STREET, DIGBETH, BIRMINGHAM, B12 0PU

WESTMINSTER PLACE

FACT SHEET OVERVIEW

THE VENDOR

HIGH STREET RESIDENTIAL

LOCATION

WESTMINSTER PLACE, ALCESTER STREET & MOSELEY STREET, DIGBETH, BIRMINGHAM, B12 0PU

LOCAL AUTHORITY

BIRMINGHAM CITY COUNCIL

TENURE

249 YEAR LEASEHOLD

WARRANTY

10 YEAR WARRANTY

EST COMPLETION

Q3 2021 / Q4 2021

PRICING

FROM £180,000 TO £263,625

EST SERVICE CHARGES

£2.00 PSF

EST GROUND RENT

1 BED-£250
2 BED-£300

UNITS

64 UNITS

EST NET INTERNAL

487 - 703 SQ.FT

ON FOOT

14 MINS-BULLRING SHOPPING CENTRE
19 MINS-NEW STREET STATION
23 MINS-THE MAILBOX

PUBLIC TRANSPORT

40 MINS-LEEDS
40 MINS-MANCHESTER PICCADILLY
45 MINS-LONDON EUSTON

BY BIKE

1 MIN-HIGHGATE PARK
5 MINS-FARM PARK
7 MINS-INFINITY CENTRE BIRMINGHAM

ADDITIONAL FEATURES

CONCIERGE
RESIDENTIAL GYMNASIUM
RESIDENTIAL CINEMA ROOM



Sources: TfL journey planner & googlemaps/walkit

COUNCIL TAX BANDS 19/20



DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACTS

- PASSPORT / ID CARD
 - CURRENT UTILITY BILL (NOT MOBILE PHONE) OR BANK STATEMENT SHOWING NAME AND HOME ADDRESS. IF NEITHER DOCUMENT CAN BE PROVIDED THEN:-
 - AN INLAND REVENUE DEMAND /
 - A LETTER FROM AN EMPLOYER STATING HOME ADDRESS
- PLEASE BE ADVISED THAT THE SOLICITORS MUST SEE THE ORIGINAL COPIES OF THE ABOVE.

OTHER ASSOCIATED BUYING FEES

- NON-REFUNDABLE* BOOKING DEPOSIT OF £5,000 PAYABLE UPON RESERVATION / EXCHANGE OF CONTRACTS
- 10% OF PURCHASE PRICE, LESS BOOKING DEPOSIT PAID, PAYABLE WITHIN 21 DAYS POST EXCHANGE
- 90% BALANCE ON COMPLETION.

SPECIFICATION

GENERAL

- AMERICAN WHITE OAK VENEERED APARTMENT ENTRANCE DOORS
- BRUSHED CHROME IRONMONGERY
- SATINWOOD FINISH TO INTERNAL SKIRTING AND ARCHITRAVES
- MATT EMULSION FINISH TO WALLS AND CEILINGS
- FITTED BLINDS AND WARDROBES
- LVT FLOORING TO HALLWAYS, LIVING AREAS, BATHROOMS AND EN-SUITE
- CARPET TO BEDROOMS
- HIGH EFFICIENCY DOUBLE GLAZED WINDOWS
- DOUBLE GLAZED PATIO DOORS (WHERE APPLICABLE)

KITCHEN

- HALVANTO HALF GLOSS FINISHED KITCHEN
- HANDLELESS DOOR AND DRAWER FRONTS
- SQUARE-EDGED WORK SURFACES WITH MATCHING UPSTAND
- INTEGRATED INDESIT ELECTRIC OVEN, CERAMIC HOB AND MICROWAVE
- INTEGRATED FRIDGE-FREEZER AND DISHWASHER
- STAINLESS STEEL SINK WITH MONOBLOC MIXER TAP

BATHROOM & EN-SUITE

- IDEAL STANDARD CONCEALED AIR SANITARY WARE WITH COUPLED WC
- BRISTAN BRASSWARE
- BRISTAN PRISM DUAL CONTROL THERMOSTATIC MIXER SHOWER C/W HOSE AND HANDSET (EN-SUITE ONLY)
- GLAZED SHOWER SCREENS
- CERAMIC TILED WALLS.

HEATING

- ADAX SLIM-LINE ELECTRIC PANEL HEATERS
- CHROME TOWEL RAILS TO BATHROOMS AND EN-SUITES

SECURITY AND ELECTRICITY

- SECURE RESIDENTS ENTRANCE
- CARBON MONOXIDE AND HEAT DETECTORS
- SMOKE DETECTORS
- LED DOWNLIGHTS TO KITCHENS, BATHROOMS AND EN-SUITES
- PENDANT LIGHT FITTINGS TO BEDROOM, HALLWAYS AND LIVINGROOM.
- PROVISION OF DIGITAL TV INSTALLATION
- BRUSHED CHROME SOCKETS AND SWITCHES.

EXTERNAL CGI



INTERNAL CGI



BEDROOM CGI



STAMP DUTY

[HTTPS://WWW.GOV.UK/STAMP-DUTY-LAND-TAX](https://www.gov.uk/stamp-duty-land-tax)

PURCHASER LEGAL FEES

£1,000 PLUS VAT CONTRIBUTION

VENDOR'S SOLICITORS

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LIVING & DINING AREA CGI



KITCHEN & DINING AREA CGI



* Guidance - If a Reservation is cancelled, the Reservation fee can be repaid to the Home Buyer, less any administrative or other costs we have incurred in processing and holding the Reservation. Kindly see the new build housing code for more information. HTB deposits are fully refundable.

Disclaimer: These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. This Fact Sheet has been created in line with the original brochures and therefore the developer reserves the right to alter any specifications and floor plan layouts without prior notice. Timber Yard is a preferred marketing name only.

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