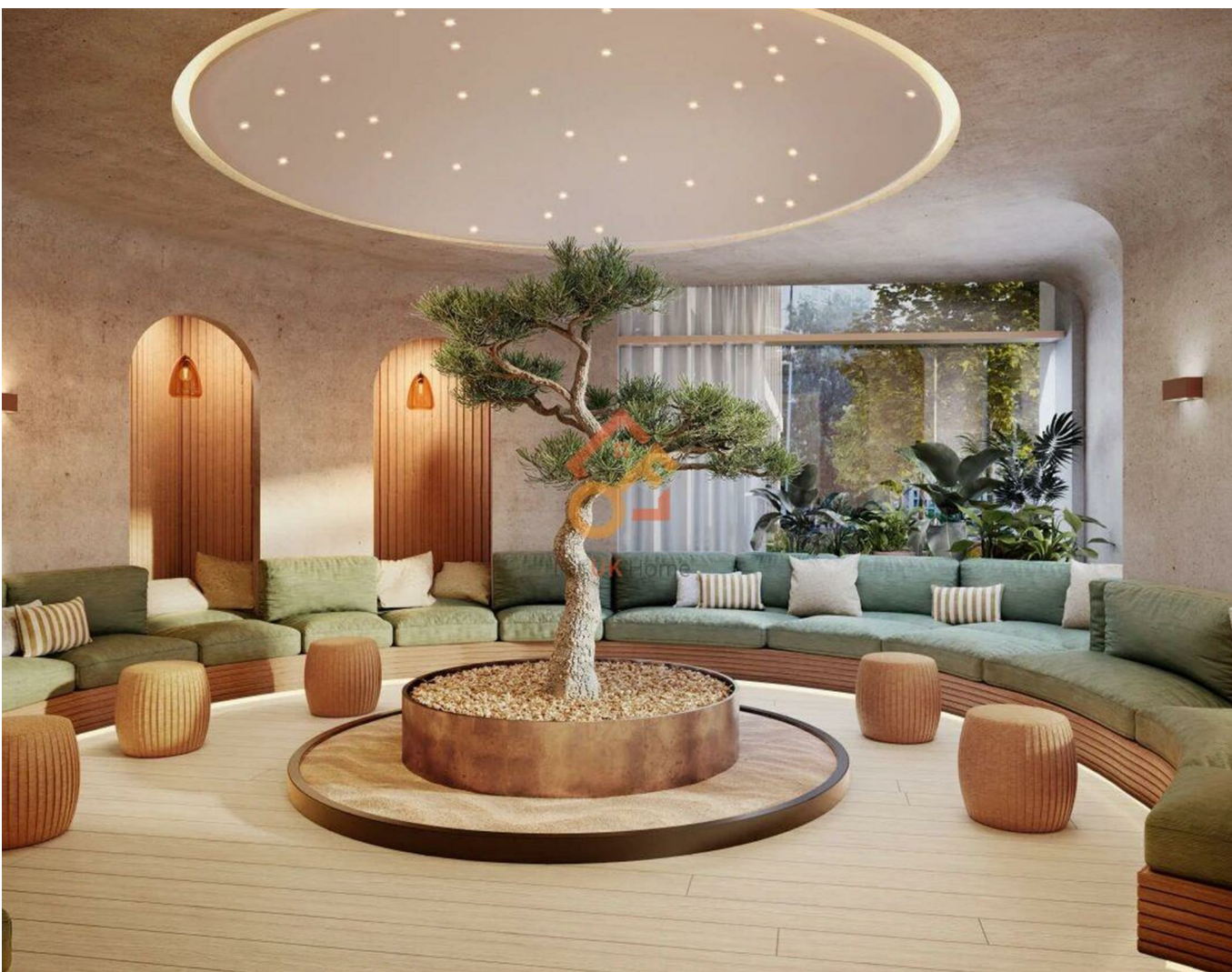


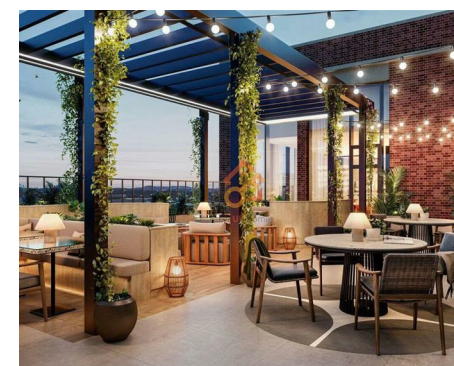


Let **UK** Home

1 Bedrooms

B1 2NB

Located  
in Birmingham  
**£312,980**



[pmadmin@letukhome.co.uk](mailto:pmadmin@letukhome.co.uk)

<https://www.letukhome.co.uk/>

0121 828 8955



# Centenary Tower, 1 Lyon Queensway, Birmingham B1



Let UK Home are excited to offer this brand new one bedroom apartment in Centenary Tower, part of the Edition development located in the heart of Birmingham. Property Reference: LUH 858

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room, one bright bedroom with fitted wardrobe and one modern bathroom.

The tallest of two buildings at Edition Birmingham, the 46-storey Centenary Tower is an icon in the making with five whole floors of amenities comparable to that of a five-star hotel. Residents will enjoy a 20-metre swimming pool, wellness suite with spa and ice plunge pool, fitness, yoga and spin studios, climbing wall, dedicated outdoor gym terrace, co-working space, private dining room, golf simulator and shuffleboards as well as a terrace over 9,000 sq ft.

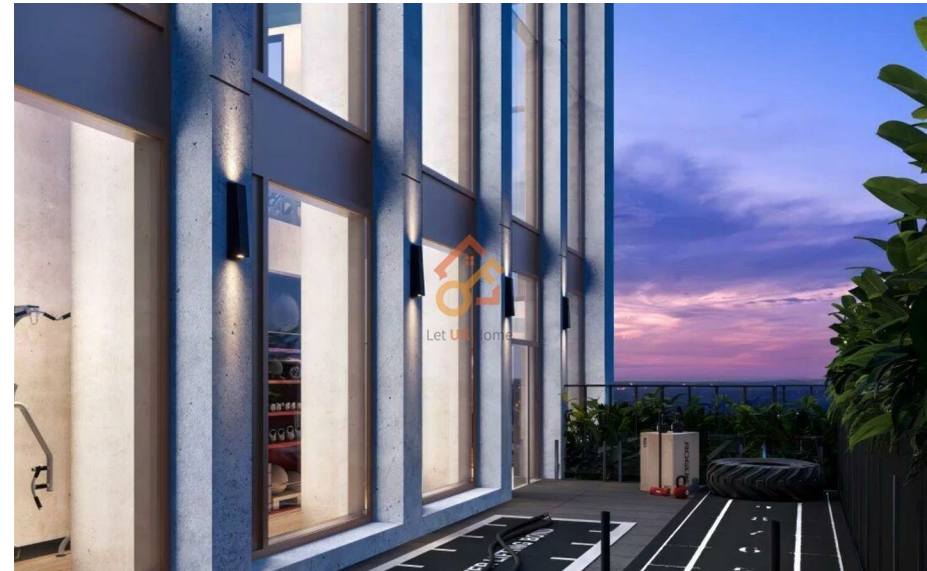
The surrounding area is filled with dining options, within walking distance to several restaurants (Opheem, Purnell's, Adam's) and popular food and leisure districts such as Brindley Place and Broad Street. A short walk also reaches the UK's high-end department store Selfridges, the downtown shopping districts Bullring & Grand Central, as well as various theaters and cinemas. Birmingham Symphony Hall, Birmingham Repertory Theatre, the Church of England's St Philip's Cathedral, and the Colmore Business District are also nearby, offering the convenience of city living.

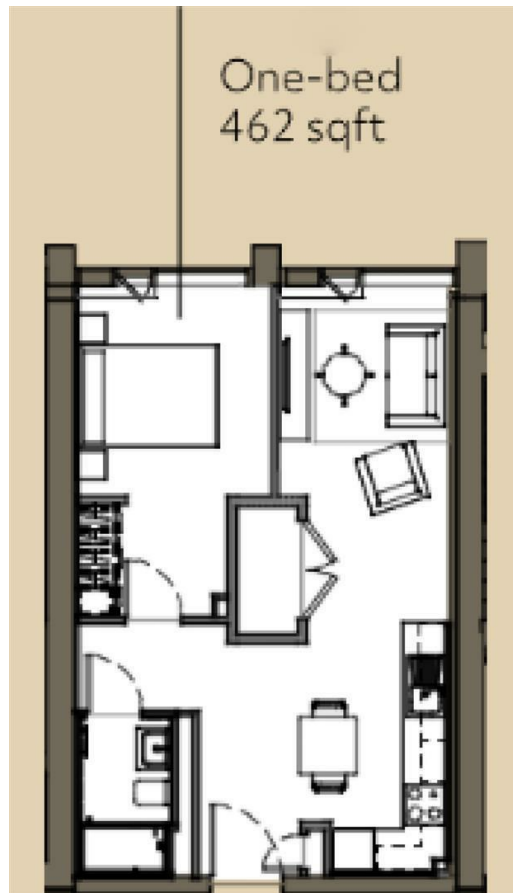
Within walking distance to the city's three major train stations: New Street Station, Moor Street Station, and Snow Hill Station, providing fast connections to London and other major cities in the UK. Adjacent to the future HS2 high-speed rail station, which will greatly reduce the commuting time between London and Birmingham.

The area is concentrated with renowned universities, within walking distance to University College Birmingham, Aston University, and Birmingham City University. From the development, it is also quick to reach the University of Birmingham.

- 9th Floor
- Concierge Service
- 24h Security
- Co-working Lounge
- Gym, Climbing Wall, Yoga & Spin Studio
- Resident Sky Lounge

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**Council Tax Band:**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.

| 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>                            |         |           |
| (55-68) <b>D</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                     |         |           |

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