

ARKADE

PROPERTY



72 Branston Street
Birmingham, B18 6BP

Asking Price Of £195,000

Property Features

- 2 double bedrooms
- Fitted bathroom
- Fitted en-suite
- Parking space
- Separate kitchen
- Double glazed
- EWS1 form
- No upward chain
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Full Description

Arkade Property is delighted to offer this executive apartment situated on the third floor of the prestigious Branston Street development. The property is in good condition and an internal viewing is highly recommended.

The apartment is situated on Branston Street, a quiet one way street, in the heart of the historic Jewellery Quarter, which is now benefiting from substantial regeneration and extensive restoration while preserving the unique ambience of the area. The Jewellery Quarter has an eclectic mix of shops and residential schemes and many of the buildings in the area have been listed due to their historic significance. The apartment is a short walk to St. Paul's Square, a picturesque, green square based around the church and surrounded by fashionable bars, restaurants and the world famous Jam House. Broad Street and Brindley Place are approximately fifteen minutes' walk away and there one can find a number of bars, high quality restaurants and theatres, the Sea Life Centre, the National Indoor Arena, the International Convention Centre, the magnificent new library and Symphony Hall, the home of the City of Birmingham Symphony Orchestra. The apartment also offers easy access to the main commercial and shopping areas including the Mailbox and Bull Ring Shopping Centre and to the M6, Snow Hill Station, the Metro link and New Street Station where regular trains operate from London to Birmingham International for the NEC and Birmingham International Airport.

The apartment has double-glazing throughout. All internal walls are white or magnolia and the apartment is heated by way of storage heaters and electric wall heaters. The apartment is situated on the 3rd floor and briefly comprises a large living/dining area, a separate, fully fitted kitchen, a bathroom and two double bedrooms, one with en-suite



shower room. The apartment comes with a secure, allocated parking space.

HALLWAY

Entrance to this property is at third floor level via the front door with security chain and a peephole. The hallway has wood effect laminate flooring and magnolia painted walls. There is a ceiling light, electric wall socket, a wall mounted storage heater and a CCTV door entry system with video intercom. There is also a storage cupboard which houses the boiler.

LIVING ROOM

19' 7" x 13' 5" (5.98m x 4.11m)

This is a spacious living room overlooking the front of the development with wood effect laminate flooring and cream painted walls. There are three double glazed windows, two lights, a storage heater, four wall sockets and TV points.

KITCHEN

10' 7" x 7' 1" (3.24m x 2.17m)

The property boasts a fully equipped, separate kitchen area, an unusual feature for the modern city centre apartment. Entrance to this room is from the living room and the room benefits from tiled flooring. There is ample storage in the base and wall kitchen units set around the wood effect worktop with a tiled splashback and incorporating the stainless steel sink and chrome mixer tap and the stainless steel draining board. The kitchen has been fitted with an integral washer/drier, a halogen four ring hob with an electric oven underneath and an extractor fan built into the wall mounted kitchen units. There is also an extractor, four ceiling light fittings, a double glazed window overlooking the street and four electric wall sockets.

BATHROOM

7' 0" x 6' 7" (2.14m x 2.02m)

The bathroom is located off the hallway and benefits from tiled flooring and tiled walls around the wet areas. There is a white bath with chrome taps, a white toilet and matching wall mounted sink. The room also comes with a heated towel rail, extractor fan, ceiling light and shaver socket.

MAIN BEDROOM

13' 3" x 12' 3" (4.06m x 3.74m)

This is an ample double bedroom overlooking the rear of the complex via the double glazed windows. The flooring is wood effect laminate, there is a ceiling light, a slim line heater, cream painted walls and four wall sockets.

ENSUITE

6' 7" x 5' 1" (2.03m x 1.57m)

Located off the main bedroom is the en-suite shower room. It has tiled flooring and tiled walls to the wet areas. There is a shower cubicle, toilet, wall mounted sink and a heated towel rail. The room also benefits from a shaver socket, extractor fan and ceiling light.

SECOND BEDROOM

11' 4" x 10' 4" (3.47m x 3.16m)

The second bedroom is also a well sized double room with wood effect laminate flooring and white painted walls. This looks out over the front of the property and benefits from a double glazed window, four wall sockets, ceiling light and a wall mounted heater.

The property has the benefit of a secure, allocated parking space in the courtyard to the rear of the apartment block. Arkade property has been advised that the property is leasehold. Arkade Property has been verbally advised that the ground rent is £150 per annum and the service charge is approximately £3392.85 per annum with 130 years remaining on the lease. Arkade Property cannot confirm these figures and they will need to be verified by the Buyer's solicitor.

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Arkade Property has not tested any apparatus, equipment, fixtures, fittings or services and do not warrant that they are in good working order. The prospective purchaser's solicitor must ensure that these are owned by the seller and not subject to hire purchase or other conditional sale agreement.

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