

ARKADE PROPERTY



90 Navigation Street
Birmingham, B5 4AA

Asking Price Of £140,000

Property Features

- City worker scheme
- Concierge service
- 9th floor
- No upward chain
- Fitted kitchen
- Fitted bathroom
- Double glazed

Full Description



This property is an Affordable Housing Unit and, as such, will be sold subject to the terms and conditions of the City Workers' Scheme. As such, the price must be approved by the Birmingham City Council and the sale must be to a person certified by the Birmingham City Council as a person falling within Paragraph 2.1 of Part II of Schedule 1 of the s106 Agreement relating to the Orion Complex. A copy of this agreement has been requested but, in summary, the sale must be to a first time buyer who works within the limits of the Birmingham City Centre and earns less than £90,000pa (to be confirmed).

This is an opportunity to buy an executive apartment in the much sought after and fabulously located Orion development at an extraordinary price! Arkade Property is proud to offer this ninth floor, one bedroom apartment with a bathroom and a living room/kitchen.

Virtually next door is the highly acclaimed Alexandra Theatre and over the road is the world famous Mailbox with its plethora of designer stores and quality bars and restaurants overlooking the regenerated canal system to the rear. A hop, skip and jump away, one will find the Arcadian, a lovely courtyard with more bars, restaurants and shops and a similar short walk will lead you to Broad Street and Brindley Place with its historic canal system, the UCI multi screen cinema, a number of high quality restaurants and theatres, the Sea Life Centre, the National Indoor Arena, the International Convention Centre and Symphony Hall, the home of the City of Birmingham Symphony Orchestra. The Bull Ring Shopping Centre, the other shopping areas and the Commercial sector are also a "stone's throw" away. The apartment offers easy access to the M6, and New Street Station and regular trains from here operate to London and Birmingham International for the NEC and Birmingham International Airport.

The apartment has double glazing throughout. All internal walls are white and the apartment is heated by way of electric wall heaters. The apartment is situated on the ninth floor and briefly comprises of an open plan, lounge/dining area, a designer kitchen area, a bathroom and one bedroom. The apartment can be accessed by the lift or the stairs and benefits from the services offered by the concierge.

HALLWAY

Entry to the flat is via the front door into the hallway. The flooring is carpeted and there is a slimline heater, three halogen spotlights, two wall sockets and a smoke alarm. There is also a storage cupboard which house the boiler and the fuse box. Doors from the hallway lead to all other rooms.

LIVING ROOM

22' 10" x 11' 9" (6.98m x 3.60m)

The living room is well lit from the full length, double glazed windows overlooking the Mailbox. The flooring is carpeted and there are four halogen spotlights, TV and phone points, six wall sockets and slimline wall heater. The living room opens out into the fitted kitchen.

KITCHEN

This is a fully fitted kitchen with base and wall units providing ample storage. There are six wall sockets, a sink with draining board, as well as a fitted oven, four ring halogen hob and extractor fan.

BEDROOM

12' 6" x 9' 10" (3.83m x 3.02m)

This a double bedroom benefiting from carpeted flooring and a double glazed window. There are two halogen spotlights, a slimline wall heater, six wall sockets and a TV and phone point.

BATHROOM

7' 10" x 5' 6" (2.40m x 1.70m)

This modern bathroom is tiled to the flooring and wet areas and has four halogen spotlights. There are fitted cupboards with a marble effect worktop above housing the sink. There is also a bath with wall mounted shower and screen above as well as a shaver socket and heated towel rail.

Arkade property has been advised that the property is leasehold. Arkade Property has been verbally advised that the ground rent is £404 per annum and the service charge is approximately £1749 per annum with 108 years remaining on the lease. Arkade

Property cannot confirm these figures and they will need to be verified by the Buyer's solicitor.

Misrepresentation Act 1967. These details are prepared as a general guide only and must not be relied on as a basis to enter legal binding obligations. A prospective purchaser should rely upon his/her own inspection, surveyor and/or solicitor before any expenditure or legal commitment. If a prospective purchaser does wish to rely upon these particulars Arkade Property would be happy to provide specific written verification. Verbal representation will be made in good faith but cannot be relied upon. Subjective comments in these particulars are the opinion of Arkade Property only.

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.

Arkade Property has not checked legal documentation and the solicitor should verify the tenure of the property and all restrictive and other covenants. Measurements and distances are approximate and for guidance only. Please note that, where rooms are irregular, only the MAXIMUM dimensions are given.