



## 309 Amazon Lofts, Tenby Street, Birmingham, B1 3AJ

Amazon Lofts offers the very best in urban loft living, providing a spacious individually designed one-bedroom apartment in a well-established Jewellery Quarter conversion.

**Asking Price Of £175,000**

- Character Urban One bedroom Loft
- Individual Design Features
- Open Plan Living/Dining/Kitchen Area
- High Ceilings
- Exposed Brick Walls

**Energy Efficiency Rating- E**

This 3rd floor character apartment benefits from good natural light from feature windows, high ceilings, exposed brickwork walls, contemporary kitchen, quality laminate flooring.

The development benefits from a secure door entry system, lift & concierge and is ideally situated, within short walking distance of the commercial district of the city, New Street Station and all the city's retail and recreational facilities and with easy access to the A38M and M6 road network.

**ACCOMMODATION WITH APPROXIMATE MAXIMUM DIMENSIONS AS FOLLOWS:**

**RECEPTION HALL 9' 5" x 7' 1" (2.892m x 2.179m)** Laminate wood flooring. Light switch. Dimplex wall heater. Smoke detector Recessed down lighting. Single wall socket

**RECEPTION CUPBOARD HOUSING** "Megaflo" hot water tank. Fusebox.

**RECEPTION HALL LEADING TO:**

**OPEN PLAN LIVING/DINING /KITCHEN AREA 21' 4" x 15' 4" (6.520m x 4.691m) plus 7'2" x 6'6" (2.183m x 2.930m) max.**

Stylish space with an urban loft appearance. High ceiling 11'9" (3.589m). Exposed wall mounted piping. Feature double glazed windows with fitted blinds overlooking Tenby Street. Exposed feature brick walls. Laminate wood flooring Down lighting. Brush steel wall sockets X3.2x Dimplex wall mounted heaters Telephone point. Feature up lighting X3 .TV Aerial socket. Smoke detector

**FULLY FITTED KITCHEN** Open plan kitchen offering a range of contemporary white high gloss wall & base mounted units with laminate work surface and part tiled splash back wall. Concealed fridge/freezer. Integrated oven. "Euro Kera" Ceramic hob and stainless-steel extractor above. Stainless-steel sink and drainer with chrome mixer tap. 2x brushed steel double wall sockets .1x telephone point. Recessed down lighting. "Dimplex" wall mounted heater. Laminate Wood Flooring.

**MAIN BEDROOM 9' 10" x 9' 6" (3.016m x 2.896m) max plus 3'8" x 4'1" (1.126mx1.254m) max** Benefiting from dual access from reception hall and floor to ceiling opaque glass sliding doors leading to living area. Contemporary wall mounted lighting x 3. Laminate wood flooring. "Dimplex" wall heater. Brush steel double wall sockets x2. telephone socket. Mirrored door fitted wardrobe

**SHOWER ROOM 6' 6" x 6' 6" (2.388m x 2.210m)** Matching white suite. Pedestal wash hand basin with chrome hot & cold mixer tap. WC. Full height tiled wall surrounds. Brush steel shaver socket. Shower cubicle with glazed door and integrated thermo static shower. Recessed wall mounted mirror. Heated towel rail. Recessed down lighting. 'Vent Axia' extractor. Tiled floor. Wall mounted mirrored vanity cupboard.

**Fixtures and Fittings**

Only those items mentioned in the sales particulars are included in the sale. All others are specifically excluded but some items may be made available by separate negotiation.

Tenure- Leasehold. We are advised by the vendor that there is approx 106 years remaining on the current lease.

Service Charge- We are advised by the vendor that the current service charge is approx. £1,513.38 per annum.

Ground Rent- We are advised by the vendor that the current ground rent is approx. £250 per annum.

\* Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor

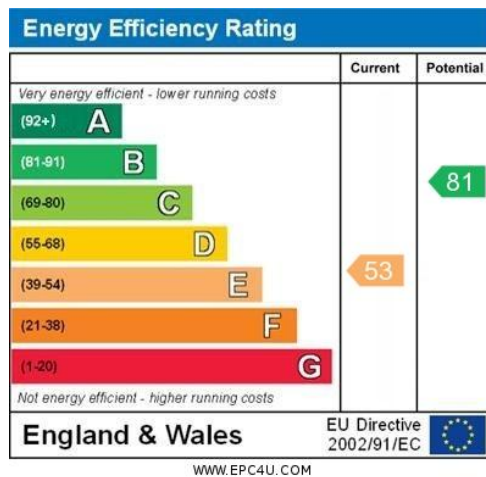
Services- Mains Water, mains electricity and mains drainage

Local Authority- Birmingham City Council, Council House, Victoria Square, Birmingham, B1 1BB

**Contact Details**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements and charges are approximate 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 and charges with their acting solicitor.