

# ARKADE PROPERTY



**48 Mason Way**  
Birmingham, B15 2EE

**Asking Price Of £150,000**

# Property Features

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- Double bedroom
- Chain free
- Large balcony
- Fitted bathroom
- Fitted kitchen
- Double glazed

## Full Description

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This impressive apartment is situated in the popular Park Central development. This is a popular place to live because of the emerging nature of the location. Park Central offers Birmingham's newest Park based on a "Manhattan" theme while Broad Street and Brindley Place are within walking distance 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 new and iconic library and Symphony Hall, the home of the City of Birmingham Symphony Orchestra. The apartment offers easy access to the main commercial and shopping areas, the M6, Five Ways Station, the Metro link and Grand Central Station and regular trains from here operate to London and Birmingham International for the NEC and Birmingham International Airport.

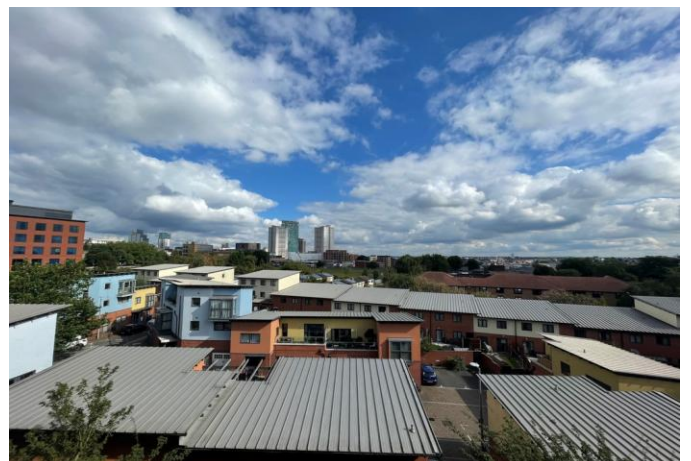
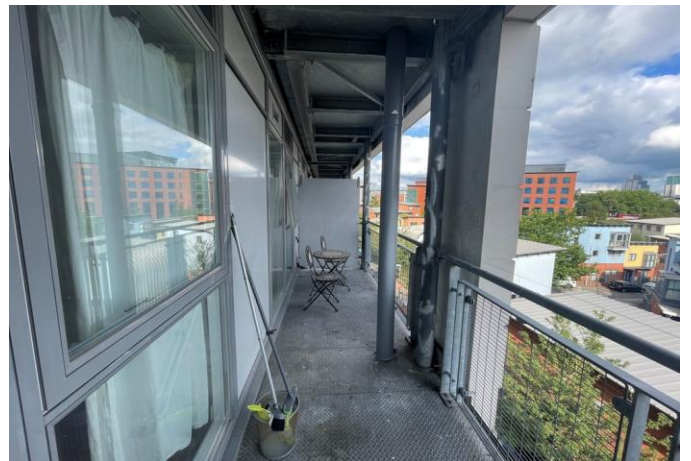
The apartment itself offers a double bedroom, a fitted bathroom, a living area, a beautifully designed and functional kitchen area, plenty of storage and a large balcony/terrace area. The apartment comes with double glazed windows. Whilst there is no allocated parking one is able to purchase a permitted space on the road from the council.

### HALLWAY

Entry to the property is via either the lift or the stairs. The hallway has carpeted flooring, ceiling light, radiator, entry phone, smoke alarm and two wall sockets. There is also a storage cupboard which houses the boiler. The hallway has doors leading off to the living room, bedroom and bathroom.

### LIVING ROOM

The living room is light and airy thanks to the full length double glazed windows which also incorporate the door out onto the balcony. It is an open plan design opening out into the kitchen.



The flooring is carpeted, there are two ceiling lights, two radiators, four wall sockets, TV and phone points.

#### KITCHEN

This is a fully fitted and well designed kitchen. The flooring is tiled, there are four ceiling lights and wall sockets. The base and wall units all have wood effect doors and there is a granite effect worktop above. These units incorporate the washing machine, fridge and freezer, sink and draining board as well as the four ring hob, oven and extractor fan.

#### BEDROOM

This is a double bedroom with full length double glazed windows. The flooring is carpeted and there is a ceiling light, radiator, four wall sockets and TV point.

#### BATHROOM

This is a modern, fully fitted bathroom with lino flooring and tiled walls to the wet areas. There is a separate shower cubicle with glass door, a sink, toilet and bath tub as well as spot lights. There is also an extractor fan, heated towel rail and a shaving socket.

#### DETAILS

##### Tenure

The property is leasehold with 132 years remaining. The service charges are £1260 per annum with £100 ground rent per annum.

##### Services

Mains gas, electricity, drainage, and water are connected to the property. These have not been tested so no guarantee can be given that they are in working order.

##### Fixtures and Fittings

Fixtures, fittings and appliances referred to have not been tested so no guarantee can be made that these are in working order. Only those items mentioned in the sales particulars are included in the sale. All others are specifically excluded but some items may be available by separate negotiation.

##### Local Authority

Birmingham City Council.



## INFORMATION

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. Where rooms are irregular, only maximum dimensions are given.

Arkade Property would be happy to carry out a free valuation and selling appraisal of your property without obligation, please call us on 0121 212 3044

If you would like to let out your property or rent a property, please contact our Lettings Department on 0121 212 3044

Mortgage Advice: We would be happy to refer any enquiries concerning a mortgage to specialist independent consultants.

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