

**FOR SALE**



**Granville Lofts, Holliday Street, Birmingham, B1**  
**Asking Price Of £235,000**

  
**MARTIN&CO**



## Granville Lofts, Holliday Street, Birmingham, B1

Asking Price Of £235,000

- **Balcony**
- **Secure Gated Parking**
- **Electric Heating**
- **5th Floor**
- **Modern Development**

A high spec development built in 2019 by the developer Seven Capital, Granville Lofts is a modern block of 113 apartments. The iconic Birmingham Canal runs alongside Granville Lofts, which allows access to The Cube, The Mailbox and a mixed use complex at Brindleyplace. The development is just half a mile away from Brindleyplace when walking along the beautiful canal side path. Granville Lofts occupants will have access to Bannatyne's Health Club, The Crescent Theatre and many bars and restaurant alongside The Water's Edge at Brindleyplace.

Each apartment has been crafted in both layout and specifications. The emphasis is on the luxury design and the clean contemporary lines without compromising attention to detail.

Apartment specifications provide superb, generously proportioned open plan designs including:

- \* Integrated kitchen appliances to include oven, hob, extractor, dishwasher, washer/dryer and fridge/freezer.
- \* Wood effect flooring to lounge, kitchen and hallway. Carpet to bedrooms. Luxury vinyl to bathroom.
- \* Full height wall tiling around bath/shower.
- \* Ladder style polished chrome heated towel rail.



#### ROOMS:

Hallway  
Storage Cupboard  
Open Plan Lounge/Kitchen  
Bedroom One  
Bathroom  
Bedroom Two

#### OUTSIDE

Balcony  
Allocated Parking

#### LEASEHOLD INFORMATION:

Service charge - £1,513pa  
Ground rent - £350pa  
Lease length - 150 years from 1 January 2018

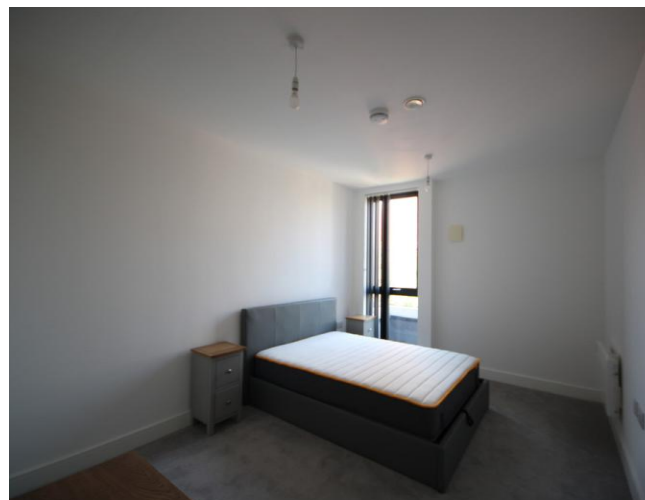
Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

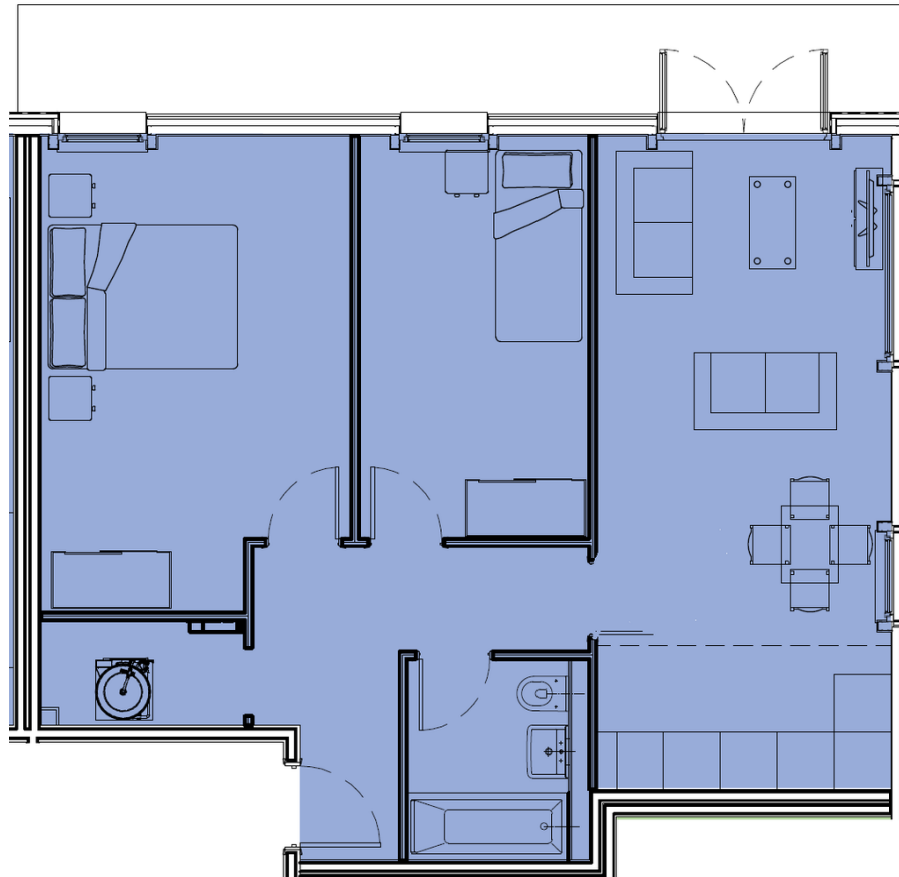


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.