

# ARKADE

PROPERTY



**10 Hall Street**  
Birmingham, B18 6BB

**Asking Price Of £210,000**



# Property Features

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- 2 double bedrooms
- 1st floor
- Fitted bathroom
- Double glazed
- Fitted en-suite
- Secure parking
- Fitted kitchen
- Balcony

## Full Description

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Arkade Property is delighted to offer this spacious, modern apartment situated on the ground (courtyard level) floor of the prestigious and excellently located Quartz development benefiting from secure allocated parking, two bedrooms and two bathrooms. This is an excellent opportunity for an investment or equally as somewhere to make your home, and we recommend an internal viewing to fully appreciate the space this apartment has to offer.

The apartment has laminate flooring throughout, double glazing throughout and magnolia painted walls throughout except where specified below. The apartment is well proportioned and briefly comprises of two bedrooms, a guest and an en suite bathroom, a fitted kitchen, a living area and a balcony.

The apartment has a secure allocated basement parking space.

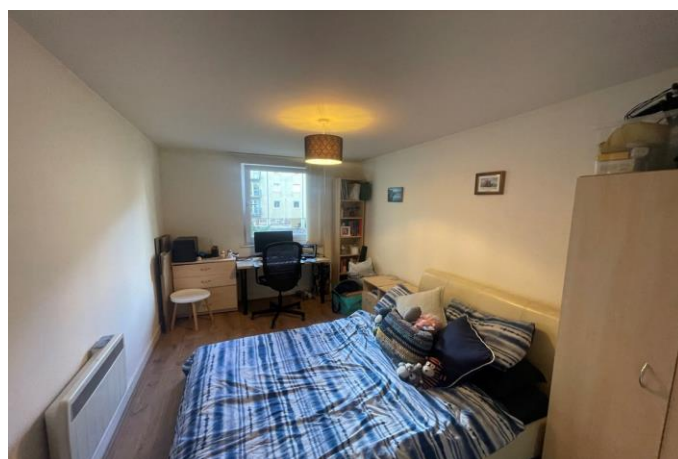
### HALLWAY

One enters the large hallway with wood effect laminate flooring, two flush halogen spotlights, two plug sockets, an electric wall heater, entry phone and a smoke alarm. Leading off from the hallway are the two storage cupboards which house the 'Pulsa Coil' boiler, the fuse box and the water meter.

### LIVING ROOM

24' 9" x 11' 8" (7.56m x 3.57m)

This is a light and airy room, accentuated by the full length double glazed windows which incorporate the door out onto the balcony overlooking the complexes courtyard. The room benefits from wood effect laminate flooring, six flush halogen spotlights, TV, Satellite and phone sockets, eight wall sockets and two wall mounted slimline heaters.



## KITCHEN

Incorporated at one end of the living area is the kitchen area with all the necessary fitted appliances. The flooring is laminate and there are ample base and wall units with wood effect doors. Above these units is the grey worktop which integrate the stainless steel sink, as well as the four ring hob and oven. Above the hob is the extractor fan, whilst within the units are the washer drier and dishwasher. There are also four wall sockets, two flush halogen spotlights, four under unit lights and the built in fridge/freezer.

## MAIN BEDROOM

14' 5" x 10' 5" (4.40m x 3.19m)

This is a spacious double bedroom with laminate flooring, magnolia painted walls, white painted skirting boards and ceiling. There is a double glazed window, a wall mounted electric heater, four electric wall sockets, TV and telephone points, four ceiling lights and a built in wardrobe.

## EN-SUITE

6' 9" x 5' 6" (2.07m x 1.70m)

The en suite, located off the main bedroom, has laminate flooring and tiled walls to the wet areas. It consists of the shower cubicle with a wall mounted shower and white sink and toilet. There is also a wall mounted mirror above the white shelf, a heated towel rail, shaver socket and two spot lights.

## SECOND BEDROOM

13' 8" x 8' 9" (4.19m x 2.69m)

This is another spacious double bedroom with laminate flooring and magnolia walls. The room benefits from a double glazed window, wall mounted heater, four electric sockets and a TV socket.

## BATHROOM

7' 0" x 6' 2" (2.15m x 1.90m)

The internal bathroom is fitted to a modern standard with laminate flooring, white tiled walls and three flush halogen spotlights. There is a white bath with a wall mounted shower above as well as the white toilet and sink. As with the en suite this room benefits from a white shelf, heated towel rail and a shaver socket.

## TENURE

Arkade property has been verbally advised that the property is held under a 108 year lease



## GENERAL INFORMATION

Arkade Property has been verbally advised that the ground rent is £1639 per annum and the service charge is approximately £250 per annum. Arkade Property cannot confirm these figures. The above information must be verified by the buyer's solicitors.

## SERVICES

Mains 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. The heating is based on a comfort heating system.

## 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.

## DETAILS AND 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. Please note that where rooms are irregular, only the maximum dimensions are given.

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