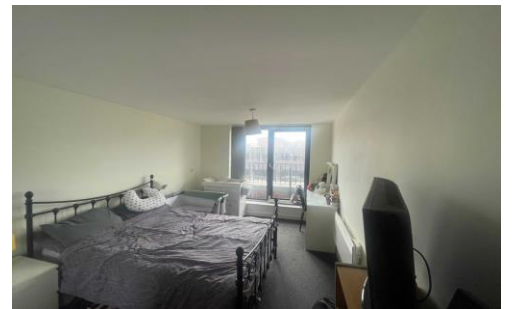


# ARKADE

PROPERTY



**32 George Street**  
Birmingham, B3 1QG

**Asking Price Of £220,000**

## Property Features

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- Top floor
- Allocated parking
- 2 double bedrooms
- Fitted kitchen
- Double glazed
- No upward chain
- Fitted bathroom
- Fitted en suite

## Full Description

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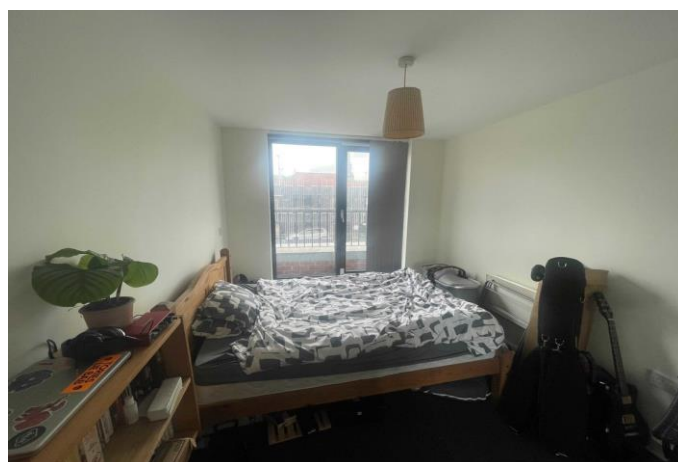
Arkade Property is pleased to offer this excellently located, modern and spacious top floor apartment benefitting from two double bedrooms (one with an en-suite shower room), a large, bright living room, a fully fitted kitchen, a guest bathroom and one secure allocated parking space.

This is a fabulously located apartment positioned on the city side of the Jewellery Quarter. The Jewellery Quarter is now benefiting from substantial regeneration and extensive restoration while preserving the unique ambience of the area. It has an interesting mix of shops and residential schemes and many of the buildings have been listed because of their historic significance. The apartment is a very short walk to St. Pauls Square, a lovely, green, Georgian square with bars, restaurants and the popular live music club, the Jam House. Broad Street and Brindley Place are also 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 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, Snow Hill Station, the Metro link and New Street Station and regular trains from here operate to London and Birmingham International for the NEC and Birmingham International Airport.

### HALLWAY

Entry to the property is via the hallway which has carpeted flooring, four ceiling lights and a smoke alarm. There is a cupboard which houses the fuse box, the boiler and plumbing for a washing machine. Doors from the hallway lead to all the other rooms.

### LIVING ROOM



The living space has carpeted flooring, two ceiling lights, a heater and large double glazed windows which slide out to present a Juliette balcony.

#### KITCHEN

Located at the rear of the living room this open plan kitchen has wood effect laminate flooring. There are wood effect base and wall units with marble effect worktop which incorporates the sink and draining board, the four ring hob and the oven. Within the units there is a fitted fridge, freezer and a dishwasher. The kitchen also benefits from the extractor fan and four ceiling lights.

#### MAIN BEDROOM

The main bedroom has carpeted flooring, a ceiling light, heater, mirrored wardrobe and a large double glazed window which slides into a Juliette balcony.

#### EN SUITE

The en suite shower room has lino flooring, tiled walls to wet areas, a fitted shower cubicle, toilet, sink, wall mounted mirror, three ceiling lights and a heated towel rail.

#### BEDROOM 2

The second bedroom has carpeted flooring, a ceiling light, heater, mirrored wardrobe and a large double glazed window which slides into a Juliette balcony.

#### BATHROOM

The bathroom has lino flooring, tiled walls to wet areas, a fitted bath tub with wall mounted shower, toilet, sink, a wall mounted mirror, extractor fan and three ceiling lights.

#### TENURE

Arkade property has been advised that the property is leasehold with 107 years remaining.

Arkade Property has been advised that the ground rent is £200 per annum and the service charge is approximately £2492 per annum. Arkade Property cannot confirm these figures.

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 system is based on an electric heating system.

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.

Local Authority: Birmingham City Council

Arkade Property would be happy to carry out a free valuation and selling appraisal of your property without obligation

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

Arkade Property has a commercial department, which would be pleased to provide advice and assistance in respect of business sales and purchases, finding tenants, rent reviews and the creation of new leases in respect of commercial premises.

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