



Carpathian Court, Jewellery Quarter

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Jewellery Quarter

Birmingham

West Midlands

B18 6JP



Our Colmore Row, Sales & Lettings office are pleased to offer this first floor two bedroom apartment in the centre of Birmingham's JEWELLERY QUARTER and benefitting from lounge with JULIETTE BALCONY and SEPARATE KITCHEN. The apartment also boasts one secure allocated parking space.

Approach and Entrance

The property is situated with a purpose built apartment building in Birmingham's historical Jewellery Quarter. A communal gate opens to pathway with communal front door and telecom entry system to communal hall, stairs and landing. Front door opening to:

Entrance Lobby

Ceiling light point, carpet to floor, wall mounted fuse box, and door to:

Entrance Hallway

Ceiling light point, laminate wood effect flooring throughout, door to storage cupboard housing hot water tank, radiator, telecom entry system and connecting doors to:

Lounge 12' 6" x 13' 1" (3.82m x 3.99m)

Double glazed French style doors opening to Juliette Balcony, wall light point, laminate wood effect flooring throughout and radiator.

Kitchen 8' 9" max x 9' 5" max reducing towards window (2.67m max x 2.88m max reducing towards window)

Double glazed window to front aspect, spotlights to ceiling, tiled flooring, and a fitted kitchen comprising a range of wall, base and drawer units with roll edge work surfaces over, tiled

surrounds, inset single sink and drainer unit with mixer tap over, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated electric oven with gas hob and extractor hood over, concealed boiler, extractor fan and a radiator.

Bedroom One 16' 7" x 8' 9" (5.06m x 2.67m)

Double glazed window to rear aspect, spotlights to ceiling, fitted triple wardrobe and radiator.

Bedroom Two 8' 3" x 8' 8" (2.51m x 2.65m)

Double glazed window to rear aspect, ceiling light point, fitted double wardrobe and radiator.

Bathroom

Obscured double glazed window to rear aspect, spotlights to ceiling, partially tiled walls, tiled flooring, and a bathroom suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, radiator and extractor fan.

Parking

One secure allocated parking space.

Lease Details

LEASE: Estimated 135 years remaining of an original 150 year lease dated 01/01/2000. As per documents provided by the homeowner.

Maintenance Charge

MAINTENANCE CHARGE: Approx £1078.36 per annum as per invoice dated 19/12/2014 for the period 01/01/2015 to 31/12/2015.

Agent Note

AGENT NOTE: The vendor(s) have provided the above information relating to the lease. CPBigwood must stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

General Information

FIXTURES & FITTINGS - Only those items expressly mentioned in these sales particulars are deemed to be included in the sale. All other items are specifically excluded but may be made available by separate negotiation.

SERVICES - CPBigwood understands from the vendor that mains electricity, water, gas and drainage are connected to the property however we have not obtained verification of this. Please also note that none of the appliances have been tested. Any interested party must make their own investigations prior to contractual purchase.

TENURE - The agent understands that the property is Freehold, however we have not checked the legal title to the property. Any interested party must obtain verification through their solicitor prior to contractual purchase.

GENERAL INFORMATION - These particulars are prepared for the convenience of an intending purchaser and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or misdescription shall not

annul the sale or the grounds on which compensation may be claimed and neither do they constitute any part of a contract. Any intending purchaser must satisfy them self by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Additional Services

A Free, No Obligation Market Appraisal – To discuss the current market value of your home and the marketing services we can provide, please contact a member of our team to arrange a free, no obligation market appraisal, at a time to suit you.

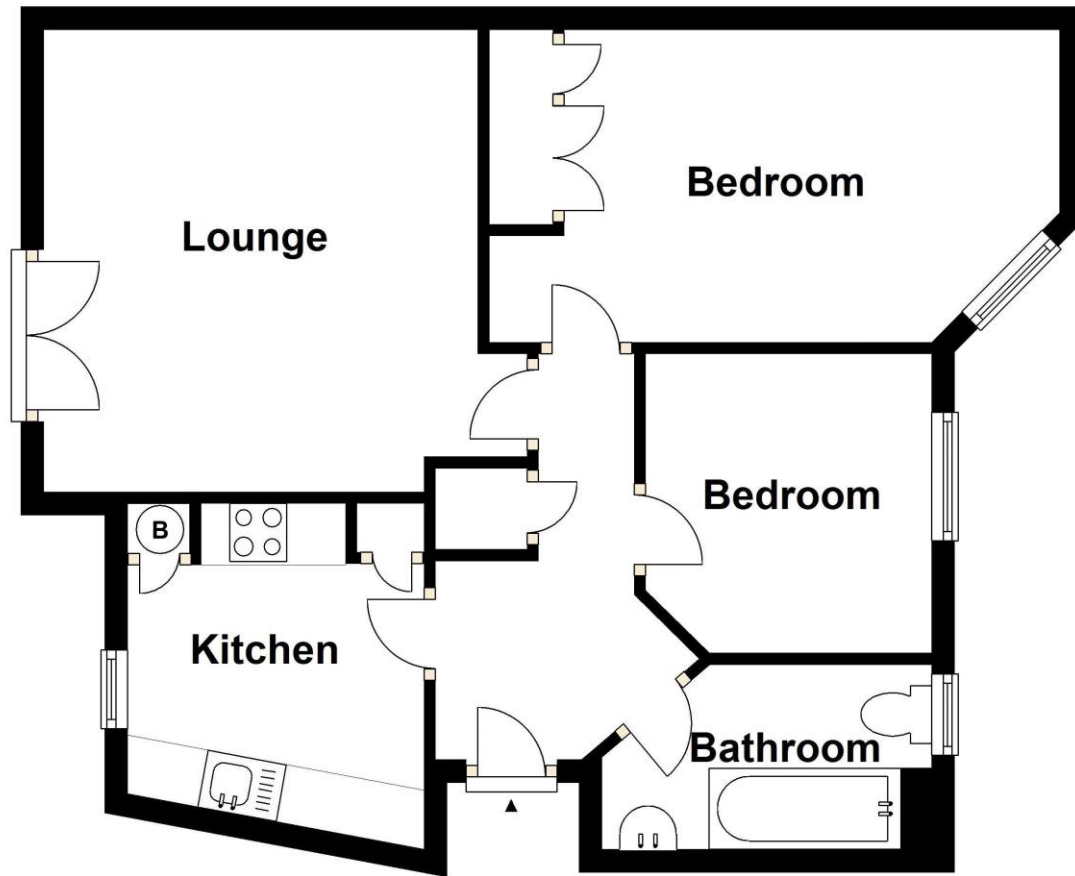
Financial Services – Should you need to arrange a mortgage for your purchase, please contact your local CPBigwood office, who will recommend a local and independent mortgage advisor.

Conveyancing – At CPBigwood we have forged relationships with local and trusted conveyancing specialists and can recommend a solicitor who will handle your conveyancing needs in a prompt and professional manner.

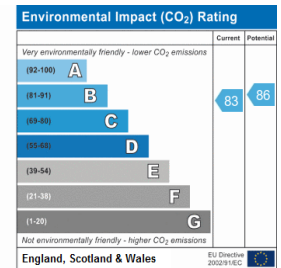
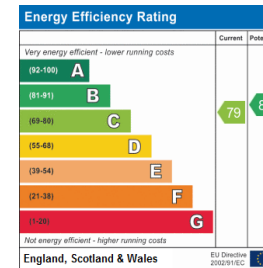
Valuation & Survey – If you secure a property elsewhere, we can also assist with your forthcoming purchase. We offer a full range of professional surveys including open market valuations and full or limited building surveys. For advice, please do not hesitate to contact our Surveying Department on 0121 262 3952 who will be happy to help you.

Residential Lettings & Property Management – Whether you are a first time buyer, investor or experienced multiple landlord, CPBigwood are here to help. We can advise on expected rental yields when purchasing and offer a full range of letting and property management services. Please contact your local CPBigwood office to speak to one of our lettings experts.





Not to scale. For illustrative purposes only



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Important: 1 - The agent for themselves, for the vendor whose agents they are, give notice that, these particulars are prepared for the convenience of an intending purchaser, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or form the grounds on which compensation may be claimed and neither do they constitute any part of a contract. 2 - Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 3 - Only the fixtures and fittings specifically mentioned in these particulars are included in the sale. 4 - The dimensions and/or areas shown in these details are intended to be accurate to within +/- 5% of the figure shown. Buyers should verify these measurements themselves and should not be relied upon. 5 - The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2003. 6 - No person in the employment of CPBigwood has any authority to make or give any representation or warranty whatever in relation to this property.

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