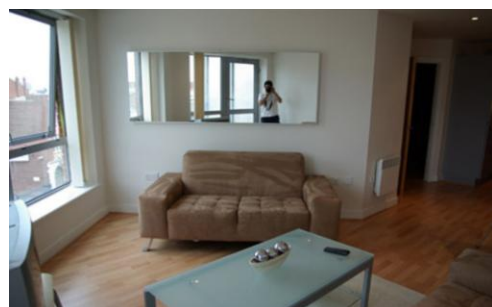


ARKADE

PROPERTY



10 Hall Street
Birmingham, B18 6BX

£209,950

Property Features

- 2nd floor
- 2 double bedrooms
- Fitted bathroom
- Fitted kitchen
- Balcony
- Double glazed
- Electric heating
- Service charges £1,000 p.a.

Full Description

Arkade Property is delighted to present this stylish, executive, two bedroom apartment situated on the second floor of this prestigious development. The apartment benefits from secure, allocated parking, two large, double bedrooms, a fitted kitchen, a balcony and a bright and well-proportioned living room.

The modern Quartz development was built by Charles Church builders who are well known for the quality of their building works. The apartment is situated on the Great Hampton Street side of the complex in the heart of the historic Jewellery Quarter, which is now benefiting from substantial regeneration and extensive restoration while preserving the unique ambience of the area. The Jewellery Quarter 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 short walk to St. Pauls Square, a lovely green square with bars, restaurants and the popular live music club, the Jam House. 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 magnificent new 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, 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.



The apartment has a CCTV entry phone, double-glazing and one secure allocated parking space. All internal walls are painted white except where indicated and the apartment is heated by way of electric wall heaters. The apartment is situated at second floor level and briefly comprises of a living room with a balcony off and kitchen, two separate double bedrooms and a bathroom.

HALLWAY

Entry to the apartment is on the top floor via the front door with spy hole. The flooring is wood effect laminate, the walls are painted white and there is a CCTV entry phone. The apartment benefits from a storage cupboard, one of which houses the Pulsa Coil boiler, fuse box and water meter. From the hallway are doors leading to the bedrooms, bathroom and the living room.

LIVING ROOM

27' 1" x 15' 11" (8.26m x 4.87m)

The living space for the apartment is a large and well lit room via the double glazed windows and the door leading out onto the balcony. There is more than enough room for a dining table alongside your sofas. There is wood effect laminate flooring, white painted walls, TV phone and satellite points, two slimline heaters and eight wall sockets. The living room opens out into the kitchen;

KITCHEN

The kitchen is located at the far end of the living area. The fully fitted designer kitchen benefits from an array of base and wall units with cream and glass doors and down-lighters giving ample storage space, a grey work surface and a single bowl circular sink with mixer tap. The walls are white and there are three halogen spot lights and an extractor. The kitchen has integral appliances including an oven, a halogen hob, an extractor and a large fridge and separate freezer. There are also electric wall sockets, a washer drier and a dishwasher.

MAIN BEDROOM

14' 1" x 10' 2" (4.31m x 3.10m)

The master bedroom benefits from a double glazed window offering views out over the city, white painted walls and carpeted flooring. There is a ceiling light, a slimline heater, six wall sockets and a built in sliding wardrobe.

SECOND BEDROOM

11' 8" x 11' 2" (3.57m x 3.42m)

The second bedroom is also a good sized double room with views over the city via the double glazed window. The room benefits from carpet, ceiling light, four wall sockets and a slimline heater.

BATHROOM

11' 8" x 6' 6" (3.57m x 1.99m)

This room has painted walls, which are part tiled with white designer tiles and laminate flooring. There is a useful wooden shelf, a large mirror, three spotlights in the ceiling and an extractor. The bathroom also has a shaving socket, a heated towel rail and a matching white bathroom suite incorporating a wash basin with mixer tap, a toilet and a bath with a shower and fitted glass screen.

There is one parking space allocated to this flat. Parking is accessed via electronically operated security gates.

TENURE

The property is leasehold with 113 years remaining.

The service charges are £1,000 per annum.

The ground rent is £250 per annum.

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 system is based on wall mounted electric heaters.

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.

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. Where rooms are irregular, only 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.