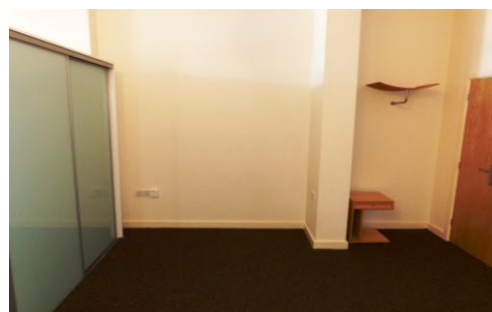


# ARKADE

PROPERTY



**89 Branston Street**  
Birmingham, B18 6BU

**Asking Price Of £147,500**

## Property Features

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- Secure parking
- Double glazed
- 2nd floor
- No chain
- Double bedroom
- High ceilings
- Fitted bathroom
- Fitted kitchen

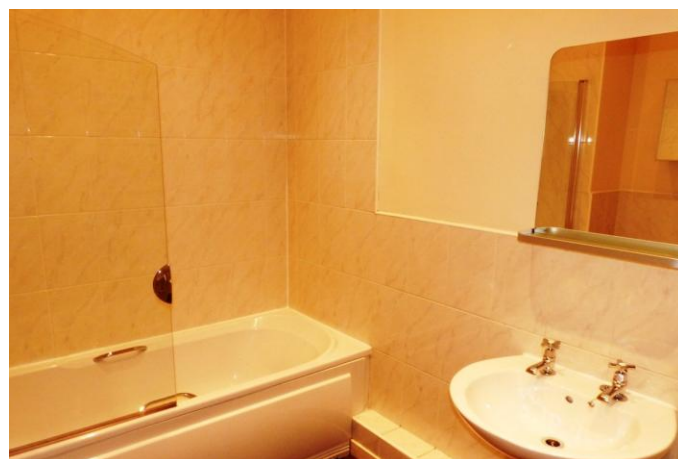
## Full Description

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Arkade Property is delighted to offer this very spacious, executive, one bedroom apartment situated in the second floor of the prestigious Platinum development benefiting from security video entry phone and secure allocated parking.

The Platinum development was built by Bellway Homes and the phase was completed in Summer 2003. The apartment is situated on Branstons Street 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 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 smoke alarm, a CCTV entry system, double glazing and raised ceilings throughout. All internal walls are painted white and the apartment is heated by way of electric wall or storage heaters. The apartment is situated at second floor level overlooking the rear courtyard and briefly comprises of a large lounge/ dining/ kitchen area, a large separate sleeping area and a bath/shower room. There is also secure allocated basement parking.





## HALLWAY

Entry to the apartment is at second floor level via the front door with peephole and security chain. The flooring is carpeted and the walls are painted white with white skirting boards. There is a CCTV entry phone, a ceiling light, a wall socket, an electric storage heater, a door bell and a fuse box. There is a door off to the cupboard which houses the Pulsa Coil boiler and the water meter.

## LIVING ROOM

20' 2" x 15' 6" (6.17m x 4.74m)

This is a most imposing living area with magnificent full length metal framed, double glazed windows incorporating overlooking the courtyards to the rear of the block. The flooring is carpeted and the walls are painted white. There are two electric storage heaters, six wall sockets, three ceiling lights a telephone point and TV, FM/DAB and satellite points.

## KITCHEN

11' 0" x 7' 1" (3.36m x 2.18m)

The kitchen area has a contemporary designed fitted kitchen with a modern stylish finish. There are white base units and wall mounted cupboards allowing plenty of storage space and a grey worktop. This area has lino flooring, white painted walls which are tiled around the worktop, four flush halogen ceiling lights, an extractor in the ceiling, six wall sockets and the work surface incorporates a one and a half bowl stainless steel sink and drainer with a chrome mixer tap. Also incorporated within the kitchen units are the integral Hotpoint electric oven and halogen four ring hob above, a stainless steel chimney extractor with variable speeds and a down light and a Hotpoint dishwasher and washer drier. Finally there is a metal framed double glazed window to the courtyard and a matching wood effect breakfast island with integral fridge and freezer. The whole room has a feeling of quality and modern style.

## BEDROOM

12' 0" x 11' 5" (3.66m x 3.49m)

This is another large room with the same imposing high ceilings as the living area and the hallway. The flooring is matching carpeted and the walls are again painted white. There is an aquamarine blue glass fronted, three sliding door, storage unit which separates the bedroom from the living room extending three quarters of the way to the lofty ceiling and which provides ample hanging and storage space especially in conjunction with the built in wardrobe on the back wall of the room. The bedroom has a ceiling light, an extractor, a TV point, a telephone point, four wall sockets and an electric wall heater.



## BATHROOM

8' 7" x 6' 9" (2.63m x 2.08m)

With the ubiquitous high ceilings this is another impressive room. The flooring is lino and the walls, painted white which are also part tiled to waist level around the wet areas and fully tiled around the bath/shower area. There is a white pedestal washbasin with two chrome taps, a white toilet, a white bath with a wall mounted shower and a glass shower screen, a shaving socket, a heated towel rail, an extractor and three flush halogen spotlights.



## Communal areas

Access to the apartment is from Branston Street or from the basement car park. All internal communal areas are carpeted and all communal doors are light ash fire rated doors. There is a communal letterbox collection area and a bin collection area. One can get to the apartment via the stairs or the lift. The secure basement parking area is accessed via electronically operated gates.

## Parking

This apartment comes with one secure allocated parking space in the basement car park.

## Tenure

The property is leasehold. The service charges are £617 per annum and the lease is for a period of 134 years and the ground rent is £150 p.a. This information must be verified by the solicitor.

## 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 storage heaters and 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements