

ARKADE

PROPERTY



90 Great Hampton Street
Birmingham, B18 6EU

Asking Price Of £209,950

Property Features

- 1st floor
- Double bedroom
- High ceilings
- Secure parking
- Private terrace
- Fitted kitchen
- Fitted bathroom
- Double glazed
- No chain

Full Description

A well presented one bedroom apartment situated on the courtyard side of New Hampton Lofts, benefiting from a private terrace, secure underground parking and a fitted bathroom.

The apartment is situated on Great Hampton 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.

DETAILS

The apartment has a smoke alarm, double-glazing and a magnificent terrace garden. All internal walls are soft cream. The apartment has laminate flooring and is situated at first floor level and briefly comprises of a lounge/ dining room/ fully fitted kitchen, a store room, a double bedroom and a fitted bathroom. The apartment has secure basement parking and double-glazing throughout.



LIVING ROOM

23' 4" x 21' 3" (7.13m x 6.50m)

The living room is both spacious and bright, thanks to the two sets of double glazed windows and the full length sliding door out onto the private terrace. The walls are painted white, there are 3 wall lights, 4 electric sockets, TV satellite and phone points.

KITCHEN

Opening out into the living room but separated by a central island this is a modern and functional kitchen. The base and wall units are all wood effect with a black effect marble worktop, this is matched on the central island. Within the units are housed the fridge, freezer, dishwasher and the oven. Whilst in the worktop is the induction hob, some scales and the sink. Above the hob is an extractor fan and there are also two lights and four wall sockets.

BEDROOM

17' 6" x 16' 7" (5.35m x 5.07m)

This is one of the rare apartments in New Hampton Lofts which actually comes with a separate bedroom, it has two access points either through the door or the sliding glass panels. The flooring is wood effect laminate, the walls are painted white, there are six wall sockets and three wall lights. The room really benefits from the full length wardrobe with sliding glass doors, glass shelves and rails. The storage cupboard houses the boiler and the fuse box.

BATHROOM

7' 8" x 6' 3" (2.34m x 1.93m)

Located off the bedroom this is a fully fitted modern bathroom. It benefits from tiled flooring and walls, five halogen spot lights and an extractor. There is a toilet, sink, bath with a wall mounted shower and screen. Along one wall is a large mirror with a shelf, a shaver socket and there is also a heated towel rail.



Communal Areas

Access to the apartment is from Great Hampton Street or from the basement car park. All internal communal areas are carpeted and all communal doors are fire rated doors. There is a communal letterbox collection area, communal gardens and a bin store. One can get to the apartment via the stairs or the lift.

Parking

There is one parking space allocated to this flat. Parking is accessed via electronically operated security gates and is located in the basement.

TENURE

The property is leasehold with 184 years remaining on the lease. The ground rent is £150 per annum and the service charges are approximately £1914 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.

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.

Local Authority: Birmingham City Council