

ARKADE

PROPERTY



Scotland Street
Birmingham, B1 2EJ

Asking Price Of £187,500

Property Features

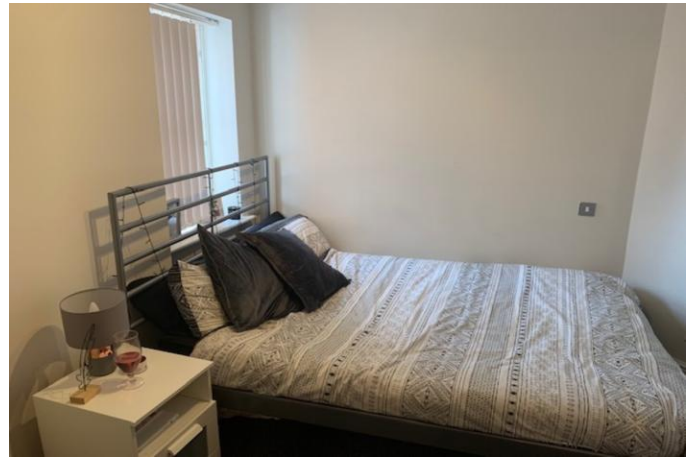
- Top (4th) floor
- Large living room
- 2 double bedrooms
- Tenanted at £875pcm
- Balcony
- No chain
- Parking
- Separate kitchen

Full Description

Arkade Property are proud to present this extremely well located spacious top floor, two bedroom apartment situated in the prestigious Qube development. The property is tenanted until at least November at £875pcm.

The development is situated on Townsend Way next to the south west side of the historic Jewellery Quarter, which is now enjoying substantial regeneration and extensive restoration while preserving the unique ambience of the area. The Jewellery Quarter has a delightful mix of shopping and residential schemes, many of the buildings having been listed because of their historic significance. The apartment is a very short walk to St. Paul's Square, a lovely green square with bars, restaurants, art galleries and the famous live music venue, 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 new development at Paradise Circus at the bottom of the street will provide a vibrant mixed use development and will greatly enhance the area and there is a new 24 hour Tesco Supermarket within 10 minutes' walk. 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 phone, one further entry phone and double-glazing throughout. All internal walls are painted, except where specified and the apartment has electric wall heaters. It is situated at fourth floor level and briefly comprises a hallway, a living room, a separate fully fitted kitchen,



a balcony, two double bedrooms and a bathroom. It also benefits from one allocated parking space.

HALLWAY

The hallway has carpeted flooring, white painted walls, an electric wall heater, a CCTV entry phone, three ceiling lights and two wall sockets. It provides doors off to the bathroom, both bedrooms and the living room.

LIVING ROOM

22' 8" x 19' 3" (6.93m x 5.88m)

This is a large 'L' shaped room providing more than enough room for both a sitting and a dining area as well as providing access onto the balcony via the sliding doors. The room comes with carpeted flooring, white printed walls, two wall heaters, six lights, eight wall sockets, TV and phone points. In one corner of the room is also located the boiler cupboard housing the boiler and water meter.

KITCHEN

12' 0" x 6' 2" (3.66m x 1.90m)

This is a rare apartment benefiting from a completely separate kitchen accessed from the living room. There is lino flooring, four ceiling lights and six wall sockets. The base and wall units are all finished in wood effect and incorporate the sink, halogen hob, oven, washing machine and the fridge and freezer.

MAIN BEDROOM

17' 2" x 9' 3" (5.24m x 2.83m)

The larger of the two bedrooms benefits from carpeted flooring, white walls, an electric wall heater, six wall sockets, TV and phone points and three ceiling lights. It is well lit from the double glazed window and comes with a built in double wardrobe.

SECOND BEDROOM

10' 2" x 10' 2" (3.11m x 3.11m)

Whilst slightly smaller this is still a double bedroom with a double glazed window, carpeted flooring, three ceiling lights, white painted walls, an electric heater, two wall sockets and a built in double wardrobe.

BATHROOM

7' 6" x 6' 2" (2.30m x 1.88m)

Located off the hallway this is a modern bathroom with tiled floors and walls, a shaving socket, three ceiling lights and an extractor fan. The matching suite includes the bath tub with wall mounted shower, the toilet and the glass sink.



Tenure

The property is leasehold with 106 years remaining, ground rent of £150 annually and annual service charges of £1600 (these will need to be confirmed by the buyers solicitors).

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, 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.

Local Authority

Birmingham City Council



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.

41 Warstone Lane
Birmingham
West Midlands
B18 6JJ

www.arkadeproperty.co.uk
info@arkadeproperty.co.uk
0121 236 9918

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