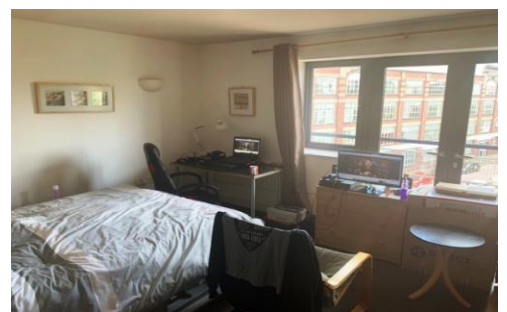


ARKADE

PROPERTY



Browning Street
Birmingham, B16 8GZ

Asking Price Of £125,000

Property Features

- Studio
- 2nd floor
- Fitted kitchen
- Fitted bathroom
- Double glazed
- Concierge
- Residents gym

Full Description

Arkade Property are proud to offer this second floor studio apartment situated in the Watermarque development. The development is situated in the heart of Birmingham. Ryland Street is just off Broad Street, the entertainment centre of Birmingham. Brindley Place with its historic canal system is within easy walking distance and in close proximity one can also find the UCI multi screen cinema, 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 and double glazing. All internal walls are white and the apartment is heated by way of electric wall heaters. The apartment is situated on the second floor and briefly comprises of a lounge/ dining and bedroom area, a kitchen area and a shower room. The apartment has an intercom entry system and a fitted wardrobe/ cupboard. An attractive feature of this apartment is the Juliette balcony.

HALLWAY

The apartment is accessed via the front door which opens out into the hallway. The hallway has painted walls, a wall light and a storage cupboard housing the boiler.

BATHROOM

7' 4" x 6' 0" (2.24m x 1.85m)

Located just off the hallway the bathroom has lino flooring and



tilled walls to the wet areas. There is a shower cubicle, toilet, sink, a heated towel rail, three halogen spot lights and a shaving socket.

LIVING/BEDROOM

15' 5" x 13' 4" (4.72m x 4.07m)

The living space opens out from the hallway and has carpeted flooring, two wall lights, six wall sockets, TV and phone points. It is well lit from both the double glazed window and the full length Juliette balcony. The bed itself folds out from the wall which is a real space saver, and also provides wardrobe space to either side of the bed.

KITCHEN

The kitchen runs along one wall of the living room and has laminate flooring, six spot lights and a smoke alarm. The base and wall units are all wood effect and incorporate the hob, oven, extractor, fridge and freezer.

The property is leasehold with 107 years remaining.

The ground rent has been advised at £250 per annum with the service charges at £650 per annum - please note these figures all need to be confirmed with a solicitor.

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 with timers.

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. 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.





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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