

Lockside Wharf

Birmingham City Centre

B1 2RR

Asking Price Of **£324,950**

First Floor Apartment

Two-Bedroom Apartment

Floor to Ceiling Windows

753 Sq. Ft.





Property Description

DESCRIPTION Welcome to Lockside Wharf – a stunning restoration of a landmark along Birmingham's iconic waterways.

Each of the 61 apartments at Lockside Wharf represents a refined urban space, maintaining a reclaimed aesthetic while a superior build quality meets the needs of the modern tenant – creating unique, contemporary living spaces that retain their soul.

The development itself is a sensitive regeneration of a site filled with history, overlooking one of Birmingham's most scenic locales – a destination where natural beauty, refined Victorian architecture and contemporary living will coalesce.

Designed with high-end waterfront living in mind, Lockside Wharf isn't a sprawling urban jungle – it's a bespoke, intimate development for residents that crave character and connectivity. A perfect blend of the old-world and the new, this factory conversion will preserve the unique characteristics that are a rarity in the modern market.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Service Charge: £2.50 Per Sq. Ft.

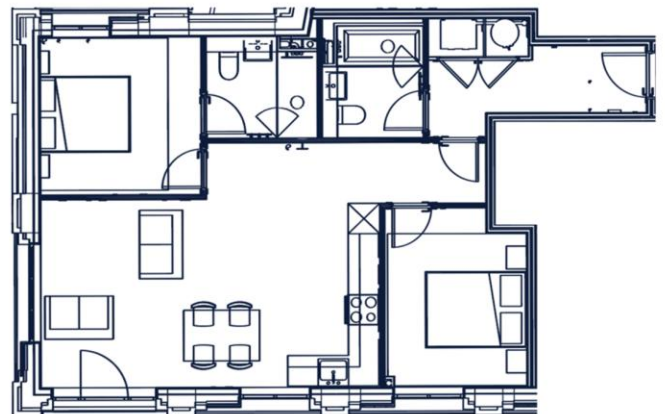
Ground Rent: £0.00

Ground Rent Review Period: N/a.

Length of Lease: 100 Years Remaining



Floor Layout



Total approx. floor area 753 sq ft (70 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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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 and 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