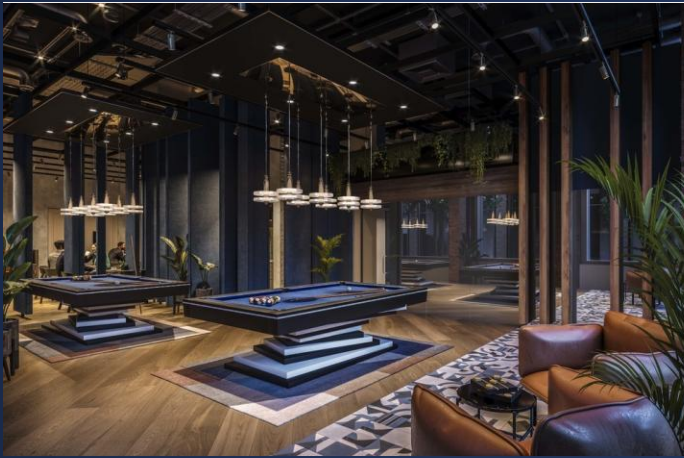
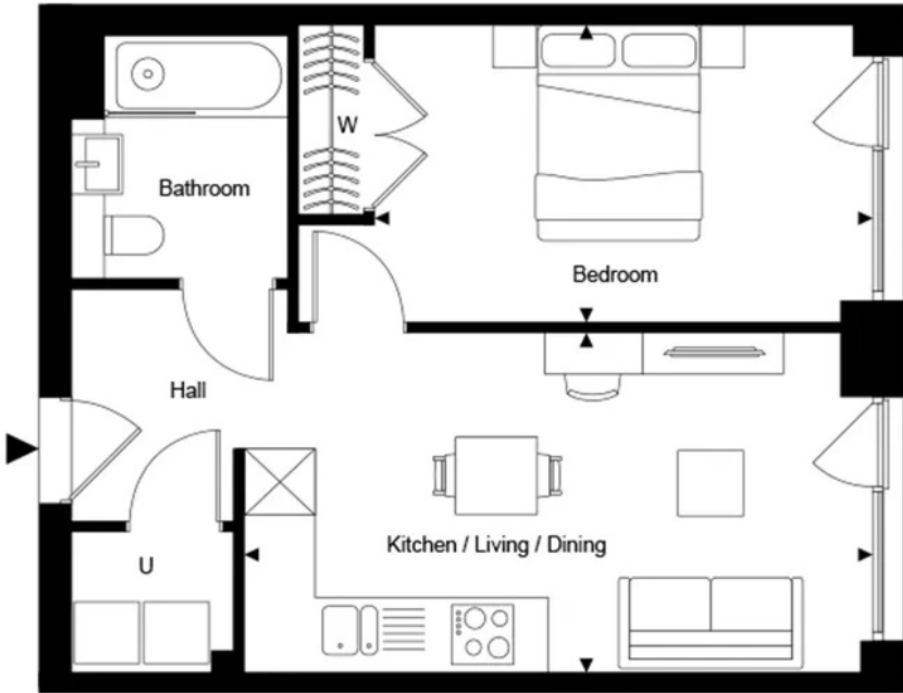




Floor Layout



Total approx. floor area 469 sq ft (44 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.

Birmingham City Centre Branch
0121 6044060
info@jameslaurenceuk.com
33 Ludgate Hill, Birmingham, B3 1EH



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



REASSURINGLY LOCAL



Cardigan Wharf

Glasswater Locks

B4 7RJ

Asking Price Of £272,000

- Premium Apartment Living
- Exquisite Interiors
- One-Bedroom Apartment
- Canal Side Club - Exclusive Residents Facilities At Glasswater Locks



Cardigan Wharf, Glasswater Locks, Birmingham City Centre, B4 7RJ

Asking Price Of £272,000

Property Description

DESCRIPTION Glasswater Locks opens up a new gateway between Birmingham's Eastside and the city's vibrant Learning Quarter. Its selection of contemporary canal-side apartments and duplexes are located moments away from the city centre and high speed rail links.

The vision is to create a thriving new community with extensive on-site facilities that offer an appealing alternative to the buzz of the city. The elegant landscaping breathes life back into the canal-side, connecting the city's rich industrial heritage with its promising future

SHAPED FOR THE FUTURE Glasswater Locks brings convenience and connectivity to comfortable, modern living set alongside a peaceful waterway. The development benefits from 155m of canal-side frontage, enhancing the tranquility of the area. The residents' facilities will include a 24-hour concierge, residents' business lounge, games room and cinema, as well as planned cafés, bars and restaurants. It will also be a short walk from the forthcoming high speed rail station and the best of Birmingham's city centre dining, shopping and cultural attractions.

A NEW WATERSIDE COMMUNITY Outdoor seating areas and new walkways open up the canal towpath, making it an accessible, vibrant destination for every member of the community. A clear relationship exists between environmental quality and overall wellbeing which is reflected in the revival of the canal. Special attention has been given to creating a pedestrianised, car-free environment and enhancing the public spaces surrounding Glasswater Locks.

SPECIFICATION

KITCHEN + Contemporary designed kitchen to all plots
+ Composite stone worktop with ceramic tiled splashback
+ Black undermount 1 ½ bowl sink
+ Black tap



- + Telescopic integrated recirculating cooker hood
- + Bosch black touch control integrated induction hob
- + Bosch black integrated single oven
- + Integrated full height 70/30 fridge freezer

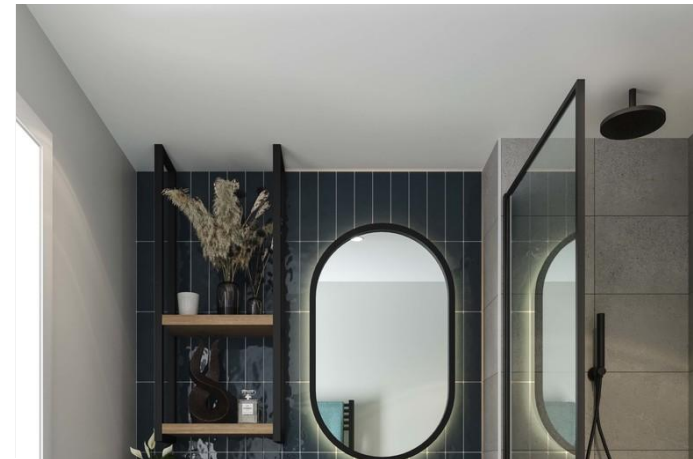
LIGHTING AND ELECTRICAL FINISHES + LED downlights to hallway, kitchen, living room, en-suite and bathrooms
+ Ceiling pendant lighting to all bedrooms
+ USB socket to kitchen and bedroom 1
+ TV point to living room and bedroom 1
+ Video and audio door entry system
+ Fibre broadband connection (ii)
+ Matt black light switches
+ Matt black electrical sockets to kitchen area

BATHROOMS/ENSUITES + Floor mounted Roca WC with concealed cistern and matt black flush plate
+ Basin and vanity unit with timber-effect drawers
+ Composite stone counter top
+ Basin mixer in brushed black
+ Mirrored cabinet with integrated halo lighting
+ Porcelain tiles to floors and ceramic tiles to selected walls
+ Ceramic tiled feature wall
+ Black electric towel warmer
+ Brushed black toilet roll holder and robe hook
+ Thermostatic concealed shower valve with mini handset and ceiling mounted rain shower all in brushed black
+ Shower tray with shower screen to all ensembles
+ Single ended enamelled bath with fixed bath screen

GENERAL + Timber-effect flooring to hallway, kitchen and living room
+ Carpets to bedrooms
+ White internal doors with routed detail
+ Feature front entrance door with multipoint high security door locking system and spy hole
+ Matt black ironmongery throughout
+ Freestanding washer/dryer in hall cupboard
+ Electric panel heaters
+ Each apartment fitted with Mechanical Ventilation Units with heat recovery (MVHR)(iv)
+ 10-year NHBC warranty from date of legal completion
+ 2-year St Joseph warranty (i)
+ 250-year lease

RESIDENTS' FACILITIES + Elevated, resident-only courtyard gardens
+ Exclusive access to a residents' lounge, reading and co-working area, meeting facility, a cinema room, gym and games room
+ 24-hour concierge

COMMUNAL AREAS + Interior designed entrance lift lobbies and corridors
+ Car parking (limited to selected homes) with electric charging points (iii)
+ Bicycle storage
+ CCTV security system



To book a viewing of this property:

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

