

205 SHERBORNE LOFTS

33 GROSVENOR STREET WEST, BIRMINGHAM, B16 8HW

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£399,000

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CITY CENTRE

An excellent 2nd floor duplex apartment offering some 1,420 sq. ft. (132sq. m.) of versatile open plan living space, set within the stylish former conversion of the 1938 Fellows, Morton, and Clayton warehouse in a prime canal side location, and situated close to Brindleyplace and Broad Street.

Location

The development is set in a popular and convenient canal side setting, which has seen a remarkable transformation over recent times. A short walk along Grosvenor Street West leads to Brindleyplace, the fashionable heart of Birmingham's business and leisure district offering many restaurants, bars, Hyatt, and Marriott hotels as well as a theatre (Birmingham Repertory) and two concert venues, the Barclaycard Arena (formerly NIA), and Symphony Hall.

Description

Sherborne Lofts is a development of 34 loft style apartments which were created in 1997 through the conversion of the former Fellows, Morton and Claytons warehouse which was originally built in 1938. The development offers something different to the norm, with character and space being in abundance and individually bespoke designed apartments of varying shapes and sizes.

Apartment 205 is situated on the second floor of the development and benefits from a delightful north westerly aspect overlooking the canal, whilst offering generous open plan living space set over two levels, extending in all to just over 1,400 sq. ft





(132 sq. m). The apartment offers exceedingly versatile living space, benefitting from good levels of natural light, and the current layout could easily be redesigned and upgraded to suit any purchaser's style/taste.

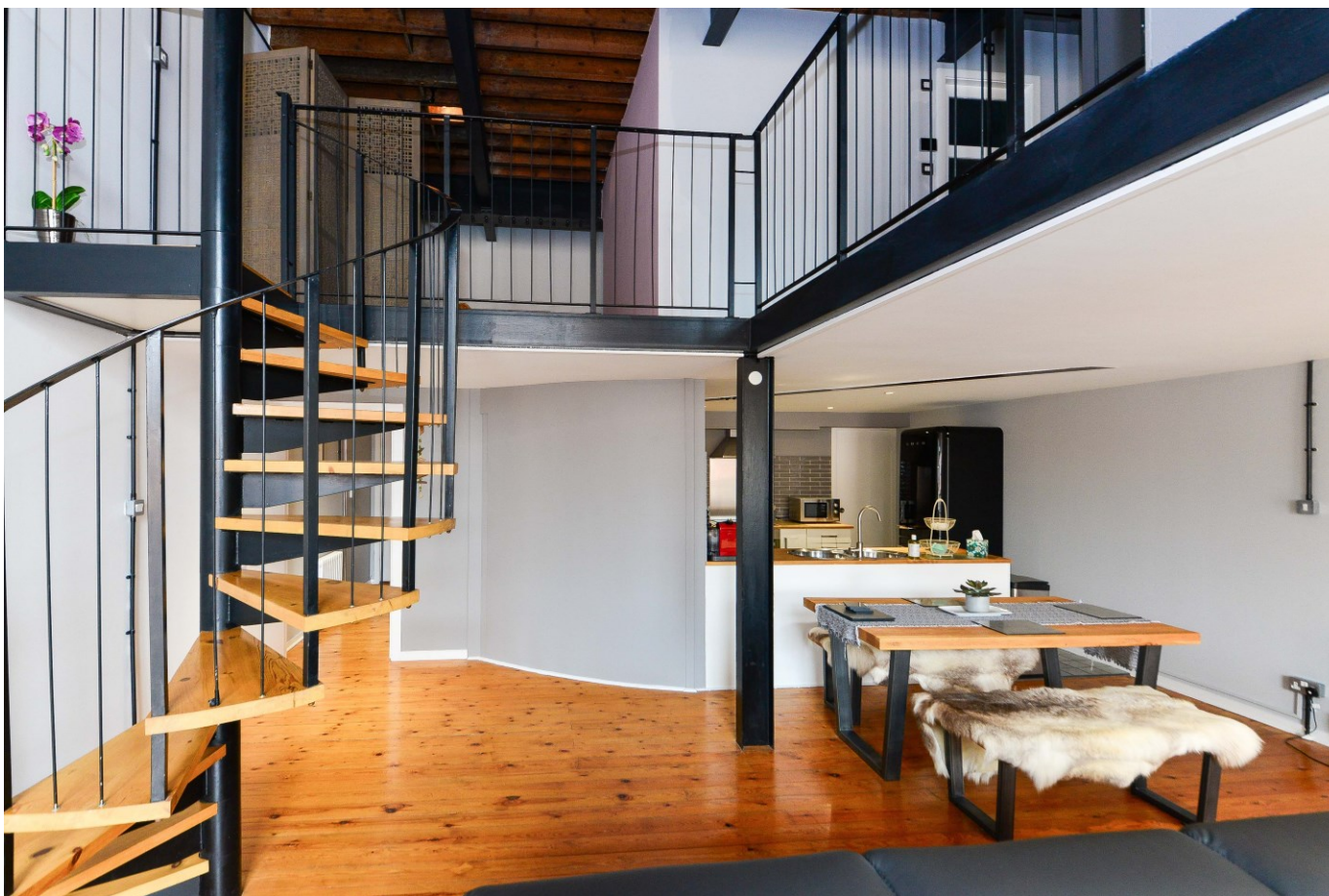
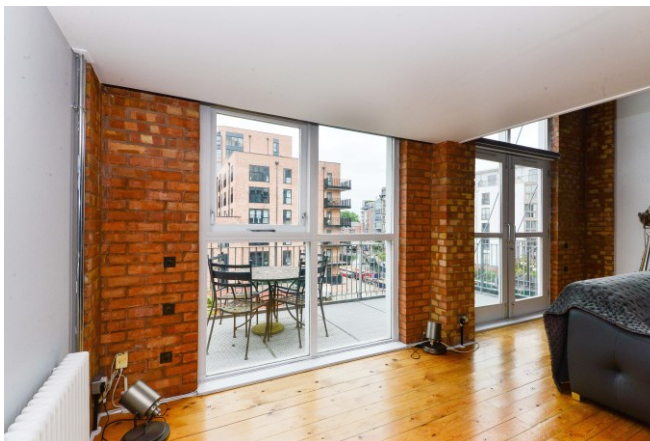
The apartment is approached via a communal entrance hall with concierge service, and stair and lift access to the 2nd floor.

The Accommodation

Lower Floor

Once inside the apartment, there is an Entrance Hall, with polished wood flooring, entry phone, old style radiator and low voltage ceiling downlighters. There is a useful cloaks/storage cupboard adjacent to which is a cloakroom, with contemporary stainless steel inverted cone shaped wash hand basin, and a WC. The superb open plan living/dining room/kitchen measures a generous 36' x 21'2" with polished wood flooring and enjoys ample natural light provided by the large windows, as well as French doors opening out to large balcony terrace, overlooking the canal basin, and providing an excellent outside seating/entertaining space. This room also has the fine character features of a double height ceiling with exposed timbers, in addition to substantial steel beams, part exposed brickwork, and old style central heating radiators.

The kitchen area has a tiled floor and is fitted with a range of cream painted base cupboards set out in a 'U' shape, with wooden worktops, double stainless steel circular sink unit with mixer tap, and appliances to include a ceramic Zanussi halogen 4 ring hob with extractor fan over, a Hotpoint electric oven/grill and an integrated dishwasher. There is





also a freestanding Smeg fridge/freezer. Useful storage cupboard/pantry, also with space and plumbing for a washer/ dryer.

Upper Floor

A spiral staircase from the main reception room continues up to the galleried landing area, with a black painted steel balcony rail overlooking part of the living area below. This upper floor is a most versatile space, currently used as a bedroom but which could also easily double as a study, home office, gym, cinema, additional sitting area.

The double bedroom (currently used as a home office) also enjoys a fine aspect overlooking the canal basin, with glazed double doors opening out to a Juliet balcony, as well as having the character features of exposed brickwork to the one wall, and exposed steel beams. The main bedroom area is separated by a dressing area with a partition wall providing screening. There is a generous size recently modernised luxury en suite shower room, with feature large walk in shower with glazed screen and central rain shower, twin sinks in a vanity unit, with drawers beneath and mirrored medicine cabinet over, and a WC. A door from this shower room leads to a secondary staircase with fire exit access to the second floor.

Outside

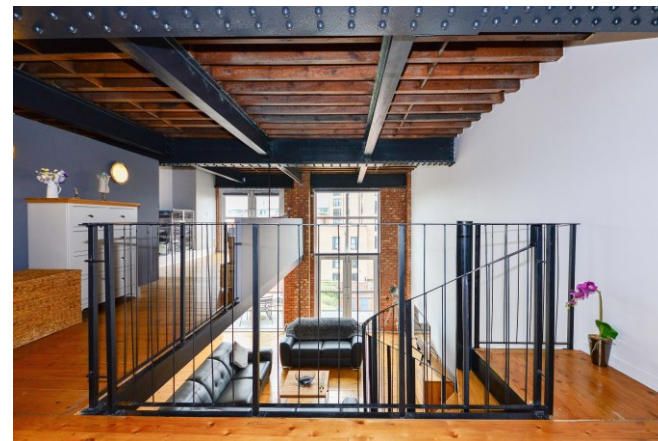
The Sherborne Wharf development is entered through double electronically operated entrance gates, into the car parking area. Apartment 205 has an allocated surface level parking space.

General Information

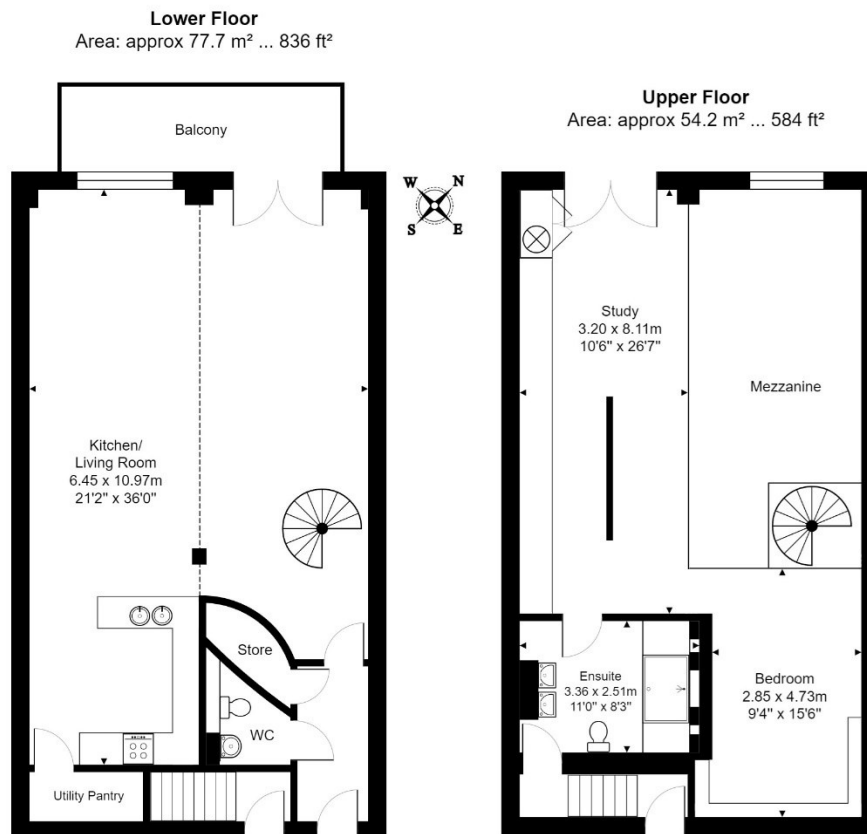
Tenure: The property is leasehold for a term of 125 years from 1997. There is a ground rent payable of £175 per annum. The service charge currently equates to £4,099.56 per annum. This covers the concierge service, buildings insurance, and upkeep of the common parts.

Council Tax: Band E

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205 Sherborne Lofts, City Centre, Birmingham.

Total Area: approx 131.9 m² ... 1420 ft² (excluding balcony, mezzanine)

All measurements are approximate and for display purposes only
 Area figures are approximate only
 Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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