



APT 3, 150 GREAT CHARLES ST
BIRMINGHAM B3 3BZ

Robert Powell
RESIDENTIAL SALES & LETTINGS



APT3, 150 GREAT CHARLES ST £499,950 BIRMINGHAM

A superb third floor apartment extending to some 1,387 sq. ft. (129 sq.m) including reception hall, laundry/storeroom, open plan dual aspect living/dining room with fitted kitchen, 2 double bedrooms with en suite dressing areas and shower rooms. One secure allocated car parking space.

Situation

150 Great Charles Street Queensway is a sought-after development centrally located within the heart of Birmingham City, within easy walking distance of the Colmore Row business district and city centre amenities whilst also exceedingly well placed for transport connections. Birmingham's Snow Hill Station and Birmingham New Street are both less than half a mile away, and for those travelling by car Junction 6 of the M6 is easily accessed via the Aston Expressway (A38).

Description

This historical 1930's building was more recently converted into eleven 2 and 3 bedroom luxury apartments with elegantly designed interiors.

This spacious and thoughtfully planned third floor apartment is finished to a high level of specification, with quality features to include engineered parquet flooring within the large 'L' shaped reception hall and open plan living room/kitchen, Apollo Quartz worktops, central island with breakfast bar and Bosch appliances within the fitted kitchen area, modern en suite dressing/shower rooms to both bedrooms, and thermostatically controlled electric heating. In addition, there is a coded lift access, video entry system and a secure allocated parking space.

Accommodation

There is coded lift access from the secure ground floor communal side entrance, which can be accessed either from the rear car park, or to the front of the building via pedestrian access through secure double gates leading directly from Great Charles Street Queensway.

From the landing area the double front doors open into the apartment. The most spacious 'L' shaped reception hall has engineered parquet flooring, a useful store cupboard/laundry with plumbing/space for a washer/dryer and housing the pressurised hot water tank.

The superb dual aspect open plan living /dining room/kitchen provides some 1,387 sq.ft (129 sq.m) of living space, whilst ample natural light is provided by the large Crital windows. There are designated dining and sitting areas, whilst the excellent fitted kitchen area has a range of base and wall mounted cupboards, large central island unit with breakfast bar and built in wine cooler, Apollo Quartz work tops, single bowl sink unit with drainer. Range of Bosch appliances include an induction hob with extractor fan over, oven/grill, microwave, as well as an integrated fridge with separate freezer below.

Both bedrooms are good sized double rooms with bedroom 1 has a separate dressing area off with fitted wardrobe, and en suite shower room with walk in glazed shower cubicle, WC, and wash hand basin with LED mirror above. Bedroom 2 also benefits from a concealed dressing area with fitted wardrobes to the one wall, and an en suite shower room with walk in glazed shower cubicle, WC, and pedestal wash hand basin with LED mirror over.

Car Parking

There is one allocated parking space for the property. This is situated in a secure car park with remote controlled electronic sliding gate (accessed off Lionel Street) and security fob access to the building.

General Information

Tenure and Service Charge: We understand that the property is leasehold for a term of 250 years from 01/01/2018. There is a ground rent payable of £450 per annum and a service charge payable which is currently £3,419.62 per annum. The Agent has not checked the legal documents to verify the leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

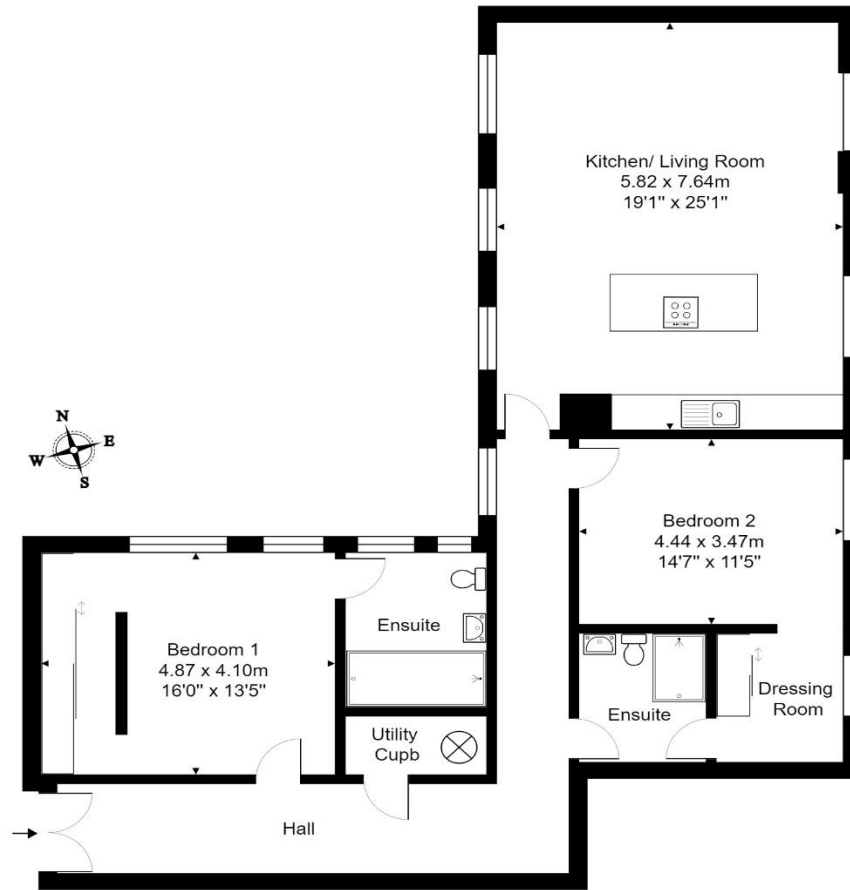
Council Tax: Band F





To view this property call Robert Powell on **0121 454 6930**

Apartment 3, 150 Great Charles Street, Birmingham.



Total Area: 128.9 m² ... 1387 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	40 E
21-38	F		
1-20	G		

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