



Apartment 402 The Franklin, Bournville Lane

Bournville, Birmingham, B30 2BZ

Offers Over £240,000



CONTEMPORARY LIVING IN THE HEART OF BOURNVILLE Located opposite the Cadburys factory is this impressive, 4th floor, two bedroom contemporary apartment which has lovely panoramic views and the bonus of TWO parking spaces! The apartment itself is situated in The Franklin development which was expertly re-designed and developed in 2015 / 2016 to offer modern living in this prime location, being only a short stroll to Bournville train station with its excellent commuter links alongside Bournville's village green but also giving excellent access to both Stirchley and Cotteridge's vibrant high streets. The apartment itself offers; residents gym, two allocated parking spaces, lift access, entrance hallway, super open plan living, dining with a fully integrated kitchen with picture windows with great views, master bedroom, second double bedroom, apartment bathroom and clever built-in storage options including a utility room. This is a superb apartment so please call our Bournville sales to book your viewing!



Communal Area

The communal entrance offers a contemporary welcoming area, access to the car park, gymnasium and also offers lift and stair access to the fourth floor with a further communal landing and then hardwood door opening into;

L-Shaped Hallway

With hardwood front entry door from communal hallway with hardwood wooden floor covering, central heating radiator, double opening doors into utility space, recessed spots to ceiling and interior doors opening into:

Bathroom

11'3" (to rear of shower) x 5'8" (3.45 (to rear of shower) x 1.73)

With four piece contemporary bathroom suite comprising walk-in shower with mains power shower, contemporary tiling to splash backs, wall mounted heated chrome towel rail, low flush hidden cistern push button WC, wash hand basin with hot and cold mixer tap, panel bath with glass shower screen and mains power shower over, in-built shelving with in-built mirror recessed spots to ceiling and finished with tiling to floors.

Utility Space

6'1" x 5'11" (1.87 x 1.81)

With space / facility for washing machine, recessed spots to ceiling, loft access point, excellent storage space and continued hardwood wooden floor covering.

Open Plan Living/Dining/Kitchen

20'2" x 16'9" (6.17 x 5.13)

From hallway door open into a superb living/dining/kitchen with living and dining area with picture floor to ceiling windows giving panoramic views of Cadburys and further afield with feature LED strip light, recessed spots to ceiling including down lighting over dining area, hardwood wooden floor covering, central heating radiator and open walkway into kitchen. With space / facility for fridge freezer, a contemporary design Italian kitchen with integrated Teka oven and four ring burner induction hob and drop down stainless steel extractor hood over, work surface, integrated dishwasher, space / facility fridge and freezer, stainless steel sink and drainer with hot and cold mixer tap and tiled floor covering.

Bedroom One

15'11" x 9'1" (4.87 x 2.79)

With picture floor to ceiling double glazed window, recessed spots to ceiling and central heating radiator.

Bedroom Two

16'0" x 9'6" (4.88 x 2.9)

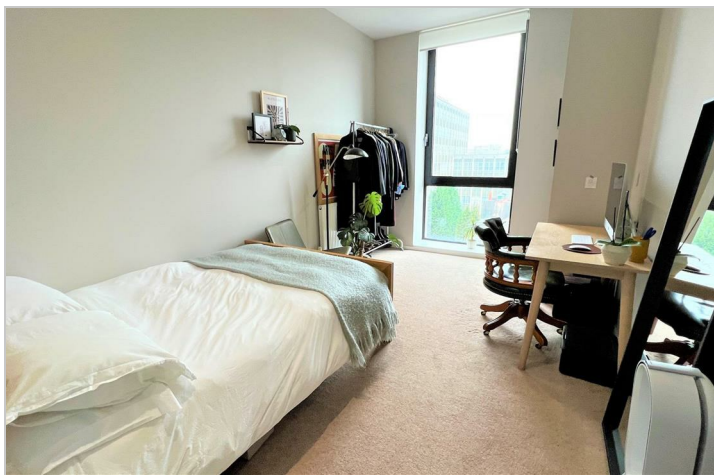
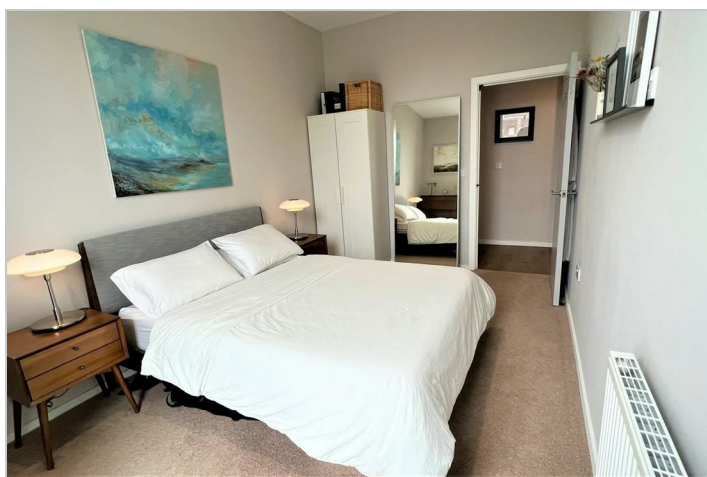
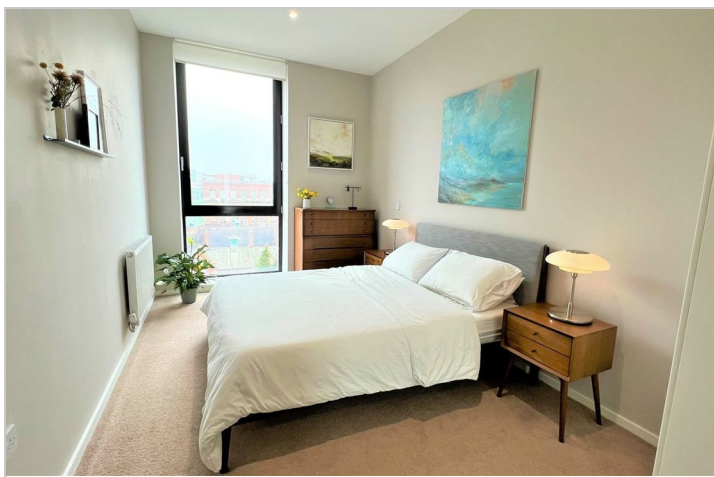
With picture double glazed window to the front aspect, recessed spots to ceiling and central heating radiator.

Communal Grounds / Parking

The apartment further offers two allocated parking spaces and also offering a residents on-site gym, communal seating areas and post and refuse area.

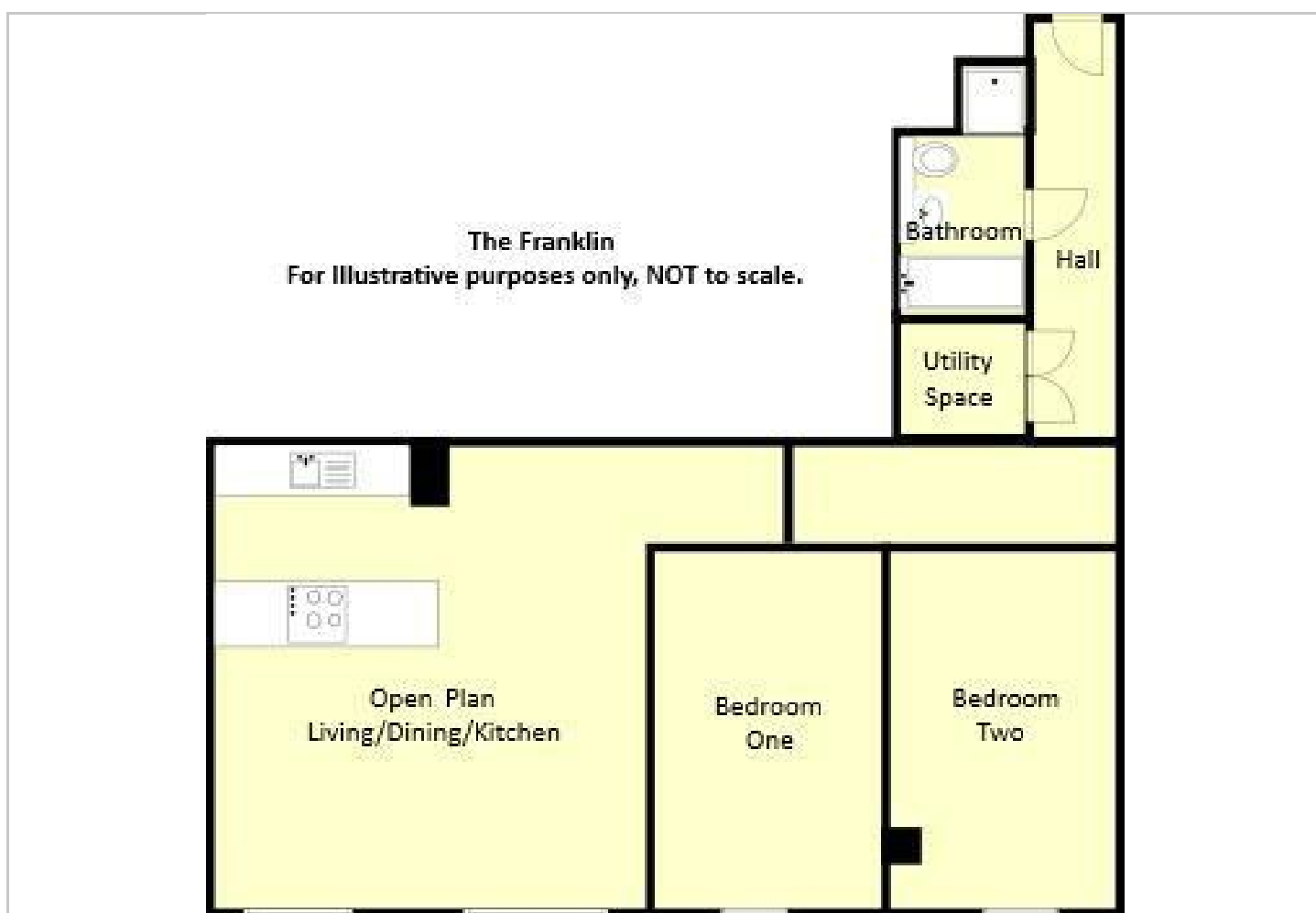
Tenure

140 Years left on lease £350 pa Ground Rent and £4,468.26 pa Service Charge





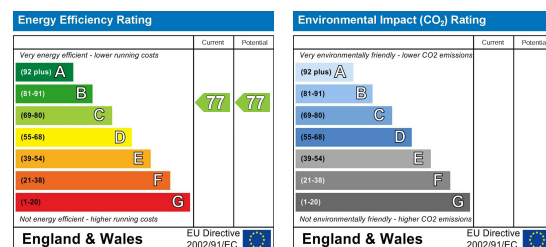
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.