



**Connells**

Boulevard @ Southside Bristol Road  
Birmingham

# Boulevard @ Southside Bristol Road Birmingham B5 7AY

for sale from  
**£260,000**



## Property Description

Welcome to Birmingham's premier new neighbourhood. Centrally located in the heart of Birmingham's Southside, Boulevard provides 145 beautifully designed apartments woven into the city's Cultural Quarter. A great place to enjoy a fusion of city living, dining and the arts.

With over 30 years' experience in the UK and international real estate markets, Investin Plc are specialists in high end residential and commercial property development and investment opportunities.

Boulevard is Investin's latest urban regeneration project, boasting our typical range of premium amenities and facilities. It will deliver for occupiers in Birmingham a living experience unmatched anywhere else in the city.

A beautifully landscaped private courtyard will be the focal point of a flourishing community. For us - and for you - this is an opportunity that is simply too exciting to ignore.

### KEY FEATURES:

- One & two bedroom apartments
- Prices starting from £260,000
- 999 year leasehold
- Peppercorn ground rent
- Concierge
- Two residents' lounges in phase one
- Live/work lounge & private working booths
- State-of-the-art gymnasium & fitness studio
- Residents cinema room
- Residents kitchen area
- Courtyard gardens & terrace area

## Entrance

### Open Plan Lounge / Kitchen

23' 2" Max x 16' 2" Max ( 7.06m Max x 4.93m Max )

### Bedroom 1

16' 1" Max x 9' 3" Max ( 4.90m Max x 2.82m

Max )  
**Fitted Bathroom**

## Terrace

## Birmingham - Why Invest?

Boulevard puts you in a prime position to take advantage of the Midlands' most important regional hub. Demand for purpose-built residential property is currently at an all-time high in Birmingham, fuelled by a growing trend in companies relocating parts of their operations from London to Birmingham, making the city the top destination for relocation outside of the UK capital and for property investment both domestically and from international buyers.

£1bn- Growth by end of 2023.

Already established as a prosperous, high growth city, major projects including HS2, a regional housing boom and global investment are powering Birmingham's economic growth.

24.5% growth - 2022 - 2026. JLL 5 year growth forecast for Birmingham residential property values - the highest in the UK.

14% increase - Rental values. JLL forecast a 14% increase in rental values in Birmingham 2022 - 2026.

41% Graduate retention - With a student population of 80,000, Birmingham retains 41% of graduates, providing an evergreen source of private rental tenants.

32% Of Birmingham City population aged 15 - 34. With the youngest city population in Europe, there is high

demand for private rental property

## Specification

### GENERAL

- o Exclusive Boulevard residents' gym & lounge area
- o Sprinklers installed throughout
- o ICW or similar build warranty
- o EWS1 A1 compliant
- o EPC rating: B
- o Lift access to all levels
- o Electric vehicle charging points
- o Heating via electric panels
- o White fire resistant internal doors with brushed steel furniture.
- o Double glazing throughout with doors giving access to terraces / balconies (subject to apartment type)
- o Entry phone security system
- o Satin chrome LED downlighting
- o White matt finished walls and ceiling
- o MVHR extractors to bathroom and kitchen
- o Smoke alarm and heat alarm detectors

### KITCHEN

- o Wood laminate flooring
- o High quality kitchens with soft close drawers and doors
- o Laminated worktops with matching upstands
- o Zanussi built in single oven
- o Zanussi ceramic hob with stainless steel splashback
- o Zanussi cooker hood
- o Zanussi integrated 70/30 fridge freezer
- o Zanussi integrated dishwasher
- o Zanussi washer dryer
- o 1 ½ sink and drainer with swan neck mixer tap
- o Under cupboard LED lighting
- o Brushed stainless steel electrical switches and sockets

### LIVING AND DINING

- o Wood laminate flooring, including hall
- o TV, high speed internet, BT and Virgin outlets in living area and bedrooms
- o Telephone sockets

### BATHROOM AND ENSUITES

- o Vitra sanitaryware to all bathrooms
- o Fixed overhead rain shower head and handset
- o Thermostatic shower over baths with glass

### screen

- o Vitra shower system and enclosure in ensuite with stone shower tray
- o Ceramic wall tiling
- o Heated chrome towel rail
- o Wall mounted mirror
- o Polished chrome toilet roll holder

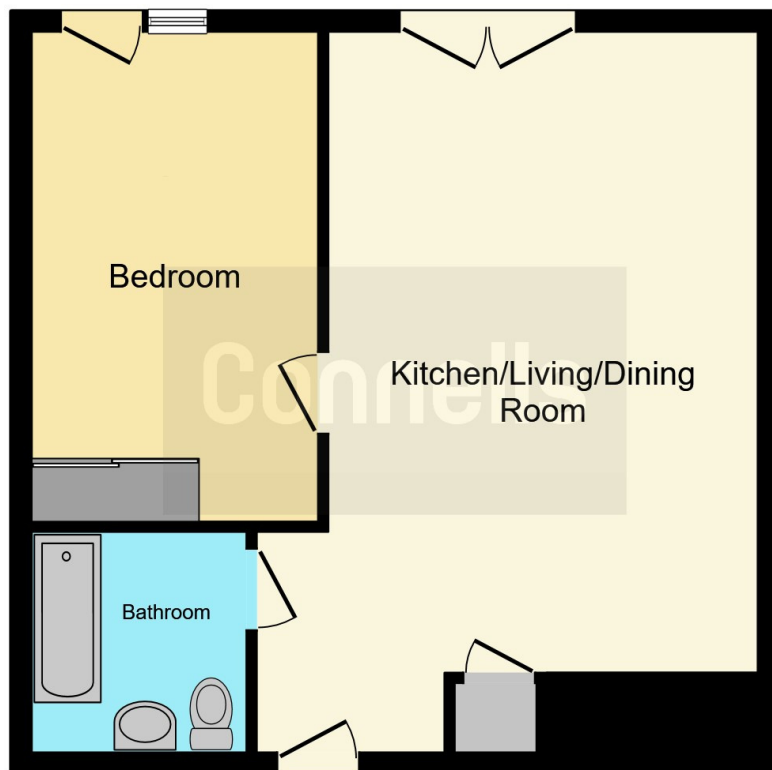
### BEDROOMS

- o Fitted carpet
- o Fully fitted Vesta space storage wardrobes with grey mirrored sliding doors, graphite woodwork, shelving and chrome rails to bedroom 1

### COMMUNAL AREAS

- o Communal letterboxes
- o Secure cycle store
- o Landscaped communal courtyard area
- o External lighting
- o Parking spaces available
- o Porcelain floor tiles to lobby area
- o Carpet tiles to communal corridors
- o Solar panels proposed TBC





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

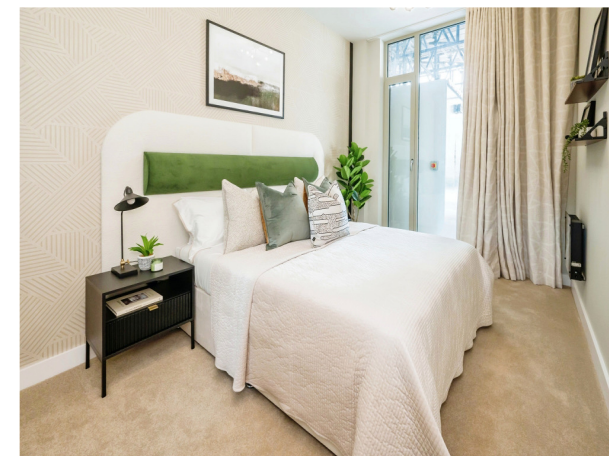
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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/DIG111589](http://connells.co.uk/Property/DIG111589)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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