

for sale

from **£190,000** Leasehold



Fountain Lofts, Alcester Street, Digbeth, Birmingham, B12 0PY

Discover our boutique lofts where NYC energy meets Brummie spirit.

A rare opportunity to secure a turnkey home or investment in one of the city's fastest-growing neighbourhoods. Limited 1 and 2 bed apartments available.

*Images of show apartment

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Property Details

Fountain Lofts:

A boutique apartment development nestled in the heart of Birmingham's vibrant and trendy Creative Quarter. Inspired by iconic New York loft-style living, this exclusive scheme offers a carefully curated selection of spacious 1 & 2 bedroom apartments, perfect for those seeking a unique urban lifestyle with character and charm.

Kitchen:

Fully fitted integrated kitchens with ceramic undermounted kitchen sink, black kitchen tap, fridge/freezer, full sized dishwasher, brushed chrome wall sockets, black steel loft style windows, contemporary doors and washer/dryer in utility cupboard.

Bathroom:

White bathroom suite, bath with shower over and green subway tiled walls.

Specification:

GENERAL

- * Walls - light grey matt emulsion
- * Ceilings - white matt emulsion
- * Doors - mid grey eggshell
- * Architrave - white eggshell
- * Handles - Brushed Nickel
- * Sockets/switches - Brushed Nickel
- * Lighting - Recessed LED low energy downlighting with white bezels
- * TV and telephone sockets to living rooms and bedrooms
- * Living room socket sky+ enabled
- WIFI enabled electric panel heaters
- * Double glazing throughout

KITCHENS

- * Bespoke Designer matt grey finish with concealed handles

- * Reconstituted stone worktops (with grooved drainer to selected apartments!)
- * Fully tiled ceramic upstand
- LED strip lights to underside of wall units
- * Stainless steel bowl undermount sink with Brushed Nickel lever tap
- AEG (or similar quality!)
- * Integrated electric appliances

APPLIANCES

- * Four ceramic hob
- * Fridge/freezer
- * Dishwasher

BEDROOMS

- * Fully fitted Karndean (or similar! light grey oak flooring)

BATHROOM / SHOWER ROOM

- * White Bagno Design bathroom suite featuring shower tray or bath as applicable concealed cistern dual flush back to wall WC
- * Tiled bath panel
- Electric Brushed Nickel heated towel radiator
- * Large format white marble porcelain floor tiling
- * Large format white marble porcelain wall tiling
- * Brushed Nickel brassware by Bagno Design basin tap, bath filler, shower mixer, shower head and low-level hand shower with hose
- * Clear glass bath/shower screen
- * Thermostatically controlled and pressurised hot and cold water



SERVICE CUPBOARD

- *Free standing washer/dryer
- * Bulkhead lighting

COMMUNAL AREAS

- * Karndean (or similar! light grey oak flooring
- * Tiled communal entrance foyer
- * Low energy ceiling lighting

Agents Note:

Images are for illustrative purposes only and are not plot specific.

To view this property please contact Connells on

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Property Ref: DIG112690 - 0016

Tenure:Leasehold EPC Rating: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

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.

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