

Davidson



- Luxury one bed apartment
- Grade 2 Listed
- 767 square foot
- Walk-in Jewellers safe room

Apartment 2 Sydenham Place, 26b Tenby Street, Jewellery Quarter, Birmingham, B1 3EN

Asking Price Of £299,995

LUXURY APARTMENT | SYDENHAM PLACE | Jewellery Quarter | 1 Bedroom with Dressing Area | Grade II Listed Building | 767 square foot | 15 foot high ceilings | Walk-in Safe | Optional parking available | Optional Furniture Pack



Property Description

Davidson Estates are delighted to present this beautifully finished apartment in Sydenham Place, a Grade 2 Listed and part new build residential gated development set in the heart of the highly desirable Jewellery Quarter!

Apartment 2 is 767 square foot and located on the upper ground floor and comprises of spacious entrance cloakroom and hallway with storage, beautiful open-plan living space with dining area with fully integrated designer kitchen, a walk in feature Jewellers safe room, a king size master bedroom with dressing room, and a luxury shower room with separate shower.

The Jewellers safe room can be used for pretty much anything and the developers will fit it out however the new owners want it.

Parking is available at an additional cost.

Service Charge: £1,548.65 per annum

Ground Rent: £250.00

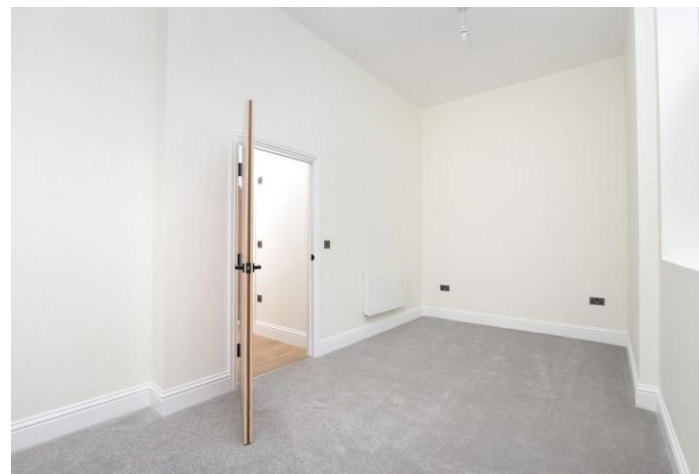
Years on Lease: 150

Potential Rental: £1,400.00 per calendar month

The development consists of 6 two bedroom apartments within the Listed building ranging from 767 to 1,679 square foot and 3 new build three bedroom town houses at 1,798 square foot each.

The development is finished to a uniquely high specification and is centrally located within the heart of the Jewellery Quarter.

Colmore Row and New Street Train Station are a 15-20-minute walk away.





Specification

Internal Finishes

- Oak Veneered, Solid Core Entrance Doors
- Oak Veneered, Internal Doors
- Victorian Plaster Cornice to all Lounge, Kitchen & Dining areas
- Anthracite Designer Radiators Throughout
- LED Lighting
- Remote Heating Control

Kitchen

The units are finished in Super Matt in Charcoal Grey with Miristone white marble worktops and matching black full height splashbacks, complemented with satin black wall sockets. The appliances such as the microwaves and ovens have all be upgraded to AEG brand high specification products and all the electric hobs have been upgraded to a NEFF range product.

Bathrooms

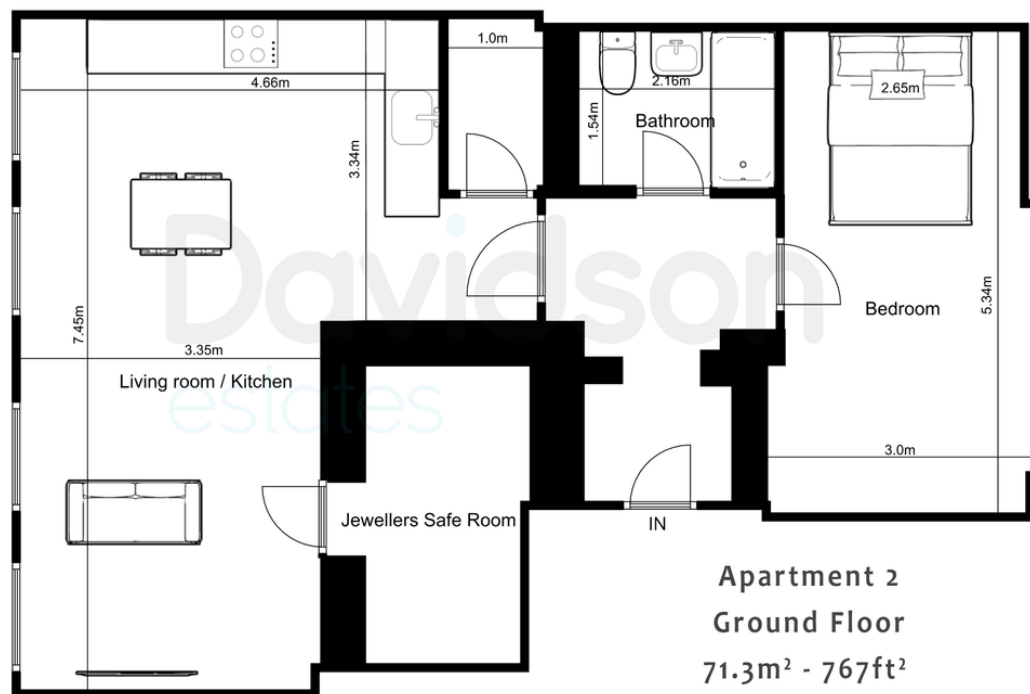
- Full Height Ceramic Tiling All-round
- K.VIT Fixtures and Fittings inc:
Concealed W.C. Suite, Wash Basin with Floor Standing Cupboards, LED Lit Mirror,
Mono Basin Mixer Tap, Double Ended Bath with Mixer Tap, Stone Composite Shower Tray,
Rain Style Shower, Designer Shower Enclosure & Anthracite Designer Heated Towel Rails

Flooring

- Wood Flooring to all Kitchen, Dining, Lounge and Hallways



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Floorplan measurements are for illustrative purpose only. Floor plan by www.sebastiano.co.uk.

- Fitted Carpet to all Bedrooms
- Ceramic Floor Tiles to all Bathrooms

Additional Details

- 10 Year Build Zone New Home Warranty
- Traditional Insulated Brick & Block Construction for Town Houses
- Digital TV and Internet Compatibility
- Visual Door Entry System
- Intruder Alarm with Automated Speech Dialler Facility (Town Houses Only)

Externals

- Controlled Gated Entrance
- Covered Cycle Storage Area
- Electric Car Charging Points
- Mezzanine Garden Terraces (Town Houses only)

Please call now to book a viewing and/or for any further details.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.