



Connells

Royal Arch Apartments, The Mailbox Wharfside Street
Birmingham



Property Description

MOTIVATED SELLER - NO UPWARD CHAIN Connells are proud to present this 2 bedroom, 2 bathroom apartment in the iconic 'Mailbox'. The property is located on the 8th floor in the sought after Royal Arch development in the heart of Birmingham City Centre. Available to owner occupiers seeking vacant possession or buy to let investors.

Located minutes away from main attractions (Bull Ring, Victoria Square) and is close to main transport links to and from the City (A38 / Birmingham Grand Central Station).

Agent Note

Vendor is looking for cash offers on this property.

Details

Reception Hall - 7'3" x 3'4" (2.226m x 1.024m) + 11'4" x 3'8" (3.478m x 1.156m) L shaped Hallway. Wood laminate flooring. Dimplex wall mounted heater. Telephone & networking points. Smoke detector.

Reception Cupboard - Providing excellent storage facilities, fuse box.

Hallway Leading to -

Open plan Living / Kitchen & Dining area. 105" x 7'8" (3.223m x 2.373 m) plus 11'9" x 11'5" (3.636mx3.518m)

Fitted Kitchen -Wood laminate flooring. A range of fitted base and wall mounted kitchen units with laminate work surfaces. One and half bowl stainless steel sink unit with chrome mixer tap. Concealed fridge freezer. AEG Oven/hob and extractor unit. Integrated microwave, Concealed Hotpoint washer/dryer. 'Hotpoint' Dishwasher, laminate floor, track light fitting, Dimplex wall mounted heater

Living Room -Laminate wood flooring. Contemporary light fittings Full height double glazed windows, TV & Telephone points, Dimplex wall mounted heater. Glazed Patio door leading to balcony.

Balcony - Accessed from living/dining room. North West facing aspect.

Second Bedroom - 9'7" x 7'9" (2.969m x 2.418m) Carpet. Full height double glazed window overlooking balcony. Dimplex Wall mounted electric heater. Fitted wardrobe

Master Bedroom - 15'7" x 8'7" (4.771m x 2.655m) Carpet. Feature wallpaper. Full height double glazed window overlooking balcony. Dimplex Wall mounted electric heater. Double Fitted wardrobe.

Ensuite - comprising WC, pedestal wash hand basin with chrome mixer tap. Marble effect tiled surround. Wall mounted mirror with vanity light above. Bath with fully tiled surrounds & chrome shower over. Glass shower. Frosted glass window.

Bathroom - comprising WC, pedestal wash hand basin with chrome mixer tap. Marble effect tiled surround. Wall mounted mirror with vanity light above. Shower Enclosure fully tiled surrounds & chrome shower & Glass shower door.

Allocated Parking

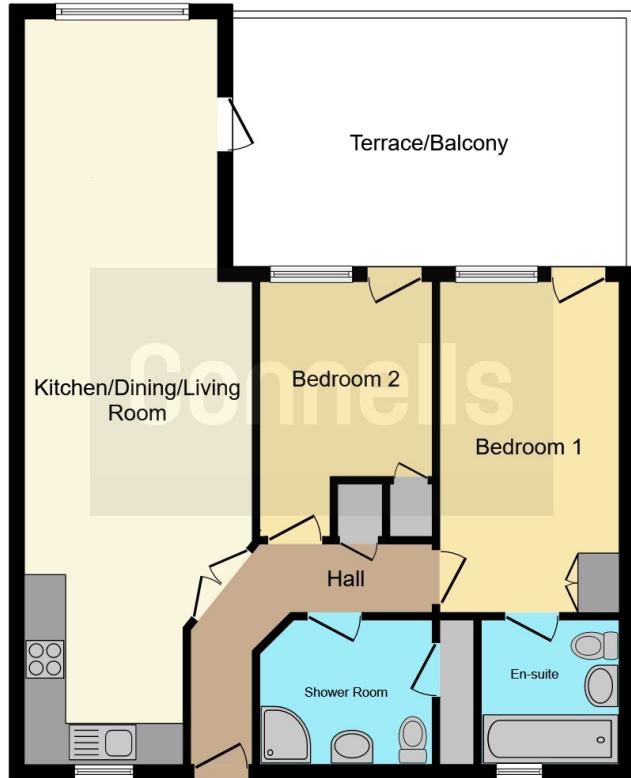
Property comes with a secure allocated parking

Concierge

Entrance to the development is via a Concierge team that are onsite at all

time.





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



To view this property please contact Connells on

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145 Great Charles Street Queensway
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EPC Rating: C Council Tax
 Band: C

Service Charge:
 5695.00

Ground Rent:
 0.01

Tenure: Leasehold

view this property online connells.co.uk/Property/DIG112014

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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