



£1,400 Per Month

Apartment 402 The Franklin, Bournville Lane, Bournville, Birmingham, West Midlands, B30 2BZ

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CONTEMPORARY LIVING IN THE HEART OF BOURNVILLE* AVAILABLE NOW 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, main 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 Lettings Team 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 downlighting 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.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		77
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Planned
Very environmentally friendly - lower CO ₂ emissions		
(102-104) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		