



£1,400 Per Calendar Month

504 The Franklin 81, Bournville Lane, Bournville, Birmingham, West Midlands, B30 2BZ

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STUNNING 5TH FLOOR CONTEMPORARY APARTMENT WITH INCREDIBLE VIEWS, TWO EN-SUITES & TWO PARKING SPACES! This exceptional, beautifully presented two bedroom, fifth floor apartment is a real showstopper! Offering superb, far-reaching panoramic views and a wonderfully stylish, contemporary finish throughout, this bright and spacious home is located in one of Bournville's most sought-after modern developments. Perfectly placed for easy access to the QE Hospital, University of Birmingham, and the City Centre, the property is also just a short stroll from Bournville train station and within easy reach of the historic Bournville Village Green and the vibrant independent bars and eateries of Stirchley High Street. The apartment itself offers luxurious, modern living with thoughtful design and high-quality finishes, and includes: secure communal entrance with both lift and stair access, two allocated parking spaces in a gated underground residents' car park, welcoming entrance hallway with excellent storage, stunning open plan living and dining space with sleek, contemporary kitchen, two double bedrooms both with en-suite rooms, additional guest WC, and use of the on-site residents' gym. This is an outstanding opportunity for those seeking a stylish, move-in ready home in a prime location. To arrange your viewing, please contact our Lettings team

Approach

This super sized two bedrooms and two bathroom fifth floor apartment is approached via a communal lift access and stairs giving rise to the fifth floor landing with a door opening into:

Superb Entrance Hallway

With central heating radiator, hardwood wooden floor covering, door opening into cupboard and further doors opening into:

Guest WC

4'10" x 2'11" (1.47m x 0.89m)

With contemporary tiled floor, hidden cistern Roca WC, wall hung wash hand basin with hot and cold mixer tap, recessed spots to ceiling, ceiling mounted extractor,

Main Bedroom

9'1" x 14'2" total including hallway '24'10" max x (2.77m x 4.32m total including hallway '7.57m max x)

With a walk-in wardrobe providing superb hanging space and storage, picture floor to ceiling double glazed windows giving superb panoramic views, recessed spots to ceiling, central heating radiator and door opening into:

En-Suite Shower Room

7'2" x 5'03" (2.18m x 1.60m)

With a contemporary shower room with walk-in shower with mains powered shower, hidden cistern Roca low flush WC, contemporary Roca wash hand basin with hot and cold mixer tap, contemporary Italian style splash backs, wall hung mirror, recessed spots to ceiling, tiled flooring and heated chrome towel rail.

Bedroom Two

18'2" x 9'3" (5.54m x 2.84m)

With further picture floor to ceiling double glazed window giving superb panoramic views, recessed spots to ceiling, central heating radiator and door opening into:

En-Suite Bathroom

7'2" x 5'06" (2.18m x 1.68m)

With panel bath with mains powered shower over, wall hung Roca wash hand basin with hot and cold mixer tap, hidden cistern Roca low flush WC, Italian style tiled floor and splash backs, wall hung mirror, recessed spots to ceiling and ceiling mounted extractor.

Open Plan Living/Dining and Kitchen

13'3" x 29' (4.04m x 8.84m)

With continued hardwood wooden floor covering, picture floor to ceiling double glazed windows giving panoramic views and opens into kitchen area with a selection of fitted with modern wall and base units, integrated four-ring induction hob with built-in oven, stainless steel sink and drainer with mixer tap, integrated fridge and dishwasher and tiled flooring. Additional features include recessed ceiling spotlights, under-cupboard lighting, quality work surfaces, , LED feature lighting, recessed spots to ceiling and central heating radiator.

Outside

With two underground allocated parking spaces.

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

