



Floor Layout

Total approx. floor area 1,011 sq ft (94 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Waterside Court

St. Vincent Street

Birmingham

B16 8EY

Asking Price Of **£260,000**

- Two-Bedroom Two-Bathroom Apartment
- Canalside Development
- Large Living / Dining Room
- Spacious Balcony
- Secure Allocated Parking
- Sold With No Upward Chain



St. Vincent Street,
Birmingham, B16 8EY
Asking Price Of £260,000



Property Description

DESCRIPTION A well-presented first floor apartment positioned within the popular Waterside Court development, enjoying a peaceful canal-side setting whilst remaining within easy reach of Birmingham city centre.

The accommodation is well balanced and thoughtfully laid out, centred around a generous open-plan living and dining space. This is a bright and comfortable room with ample space for both seating and a dining area, finished with wood flooring and neutral décor throughout. Double doors open onto a private balcony, creating a natural extension of the living space and drawing in plenty of natural light.

The kitchen sits just off the main living area, neatly arranged with a range of fitted cabinetry, integrated appliances and good worktop space, offering a practical and functional layout.

There are two well-proportioned bedrooms. The principal bedroom is particularly generous, with direct access onto the balcony, enhancing the sense of light and openness. The second bedroom offers flexibility, equally suited as a guest room, study or additional bedroom depending on requirements.

The bathroom is finished in a neutral suite, comprising a bath with shower over, wash basin and WC, with tiling throughout. An additional shower room provides further convenience, particularly useful for guests.

Externally, the balcony is a standout feature, overlooking the canal and offering a pleasant outlook with a sense of separation from the surrounding development. It provides a usable outdoor space throughout the warmer months.

The property also benefits from a secure allocated parking space, along with access to well-maintained communal areas within the development.



LOCATION Standing in Birmingham's city centre, this residential development stands within walking distance of attractions, such as Brindleyplace and Arena Central. The central location of Waterside Court enables residents to access fine dining, top-end retail, theatre, culture or sport within walking distance to suit their needs.

Waterside Court is 5 minutes from Five Ways train station and 15 minutes from New Street Station, which added to the close location of the metro tramway, offer high accessibility to the rest of the city and further beyond.

Served by a major airport connecting the city with destinations across the globe, Birmingham has been named as the sixth best European city for investment. With five Michelin-starred restaurants, the Bullring, Grand Central and Mailbox shopping destinations, an exciting range of independent bars, restaurants and coffee houses and as the only city outside London with a Harvey Nicolls, Louis Vuitton & Selfridges

JAMES LAURENCE ESTATE AGENTS

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - F

Service Charge - £2850.00 per annum

Ground Rent - £250.00 per annum

Ground Rent Review Period - TBC

Length of Lease - Circa 126 years remaining.

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Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

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