



The Lancaster Snow Hill Wharf

Birmingham

B4 6LP

£1,500 pcm

Available End Jan/Early Feb

FURNISHED

Brand new furniture being added shortly

Allocated parking space



Property Description

A stunning two bedroom, two bathroom apartment within the brand new Snow Hill Wharf development in the upcoming Gun Quarter district of Birmingham city centre.

This apartment is located on the 6th floor, designed to a very high specification, boasting large open plan fitted kitchen/living area and private balcony and open aspect city views, two double bedrooms-the master of which includes ensuite shower room, complimenting the family bathroom, plus welcoming entrance hallway and ample storage.

The property comes complete with the luxury of an underground, allocated parking space and is offered furnished.

DEVOLPMENT/AREA: Residents at Snow Hill Wharf have exclusive access to stylish facilities, unrivalled within Birmingham city centre. Life here includes a 24-hour concierge service, with round-the-clock access to the on-site gym featuring the very latest equipment as well as a sauna and steam room, you can stay fit and healthy whatever your schedule. And when it is time to relax, you can enjoy exclusive use of the residents' cinema room.

This is canal side living at its very best as at Snow Hill Wharf you are close to everything Birmingham has to offer. From Michelin-starred fine dining to local eateries and major entertainment hubs to independent stores, the nearby business district is also home to global employers. Ranked as having the highest quality of life outside London, Birmingham is a young and vibrant city.

Snow Hill Wharf is a further example of the regeneration of Birmingham's waterways and a calm, pleasant starting point for a stroll into the city centre. Heading south-east, the canal path takes you towards the Mailbox complex, with its prime shopping and dining experiences and on to Brindley Place - housing the Ikon Gallery, Crescent Theatre and numerous places to eat, drink and shop.

LARGE OPEN ENTRANCE HALLWAY Ample Storage Available

UTILITY ROOM/STORAGE 6' 09" x 4' 17" (2.06m x 1.65m) with Washer/Dryer

OPEN PLAN LIVING/KITCHEN 15' 10" x 15' 70" (4.83m x 6.35m) Appliances include a Cooker/Hob, Dishwasher and Fridge/Freezer - all brand new and top of the range.

BALCONY 12' 79" x 6' 11" (5.66m x 2.11m)

BEDROOM ONE 11' 9"x 11' 3" (3.58m x 3.43m)

BEDROOM TWO 12' 10"x 9' 0" (3.91m x 2.74m)



Floor Layout

Total approx. floor area ()

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		