



The Lancaster

62 Shadwell Street

B4 6LP

Asking Price Of **£325,000**

Two-Bedroom Apartment

No Upward Chain

740 Sq. Ft.

Secure, Allocated Parking Space





Property Description

DESCRIPTION A stylish, two bedroom, two bathroom apartment within the Snow Hill Wharf development. Located on the sixth floor, boasting a large balcony, internally, an open plan kitchen/living, double bedrooms and with the master with a private en-suite, family bathroom & secure allocated parking. A must view.

LOCATION The development's stunning canal-side location, just minutes from the Cabotage Bus Stop District and prime transport hubs including the forthcoming high-speed city station (HS2), combines serenity with the convenience of city centre living.

Birmingham, the UK's second city is one of the fastest growing cities in Europe with a population of over 1.1 million. As one of the youngest cities in Europe with an estimated 45% of the population under 30, Birmingham offers an thriving retail market for investors.

GENERAL - Laminated Karndean Karlek flooring to hallway, kitchen and living room

- Carpet to bed rooms
- Venetian style tiled apartment front doors
- Dark grey laminated internal doors
- Multi-point high security door locking system to entrance door with spy hole
- Dark bronze ironmongery throughout
- Fitted wardrobes to bedrooms
- Bosch freestanding washer/dryer
- 10-year LABC warranty from date of legal completion
- 5-year 50k cycle warranty
- 250-year lease
- Central heating system to all apartments
- Oak staircase with glass balustrade and oak handrail

ELECTRICAL - LED downlight to hallway, kitchen, living room, en-suite, bathroom and utility room

- Feature pendant lights to living/kitchen/dining areas
- Ceiling pendant lighting to all bedrooms
- Double socket with USB in dark bronze with black inserts to kitchen area and bedroom
- TV/multi-point to living room and all bedrooms
- Mini black touch screen video and audio door entry system
- Sky Q with direct feed to living room
- Hyperoptic fibre broadband to all plots as standard
- BT Openreach to all plots as standard

KITCHEN - Contemporary design kitchen with handleless doors to all plots

- Sleek stone worktop
- Bosch black single oven
- Slim line telescopic cooler hood
- Bosch touch control line grade induction hob
- Fully integrated dishwasher
- Integrated full height 70"/30 fridge/freezer

BATHROOMS/ENSUITES - Floor mounted Roca WC with concealed cistern system

- Semi-recessed Roca basin with post-formed work to panel ceramic tile cladding
- Bath panel and vanity work top in Avoda grey
- Full width mirror to recess
- Ceramic tiles to floors and side clad walls
- Electric feature tone luminaire
- Brushed dark bronze robe hook
- Thermostatic controlled showers with rainfall showerhead and ceiling mounted rain shower
- Thermostatic handheld showers to beds
- Shower tray with integrated linear screen in black trim
- Double-ended bath
- Fitted bath screen in black trim
- Recessed downlights to bathroom and en-suites
- Brushed dark bronze paper roll holder

RESIDENTS' FACILITIES - Three individually designed private podium gardens

- Exclusive access to gym, sauna and steam room, cinema room, lounge and conference room
- Interior designed entrance lift, lobby and corridors
- Car parking, motor cycle and bicycle storage facility
- 5 electric vehicle charging points
- CCTV security system
- 24-hour concierge

EXCLUSIVE RESIDENTS FACILITIES Residents at Snow Hill Wharf have exclusive access to splash facilities, serviced with hot Birmingham city centre. Life here includes exclusive access to a 24-hour concierge service, to assist you with anything from restaurant bookings to ordering taxis. 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's time to relax, you can enjoy exclusive use of the residents' cinema room.

GARDEN SPACES With the most individually landscaped podium gardens, Snow Hill Wharf offers you the space to relax and unwind in your own private garden. Each home draws inspiration from the rich, craftsmanship heritage of the local 'Gum Quarter' and is connected by pleasant walkways, with flourishing borders and trees to create a unique sense of serenity all year round.

JAMES LAURENCE ESTATE AGENTS Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should make their own investigations as to the working of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and dimensions 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 the 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 main services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: D

Service Charge: -£3200.00 Per Annum

Ground Rent: -£34000 Per Annum

Length of Lease: - 24 Years Remaining



Floor Layout

Sixth Floor

Approx. 68.8 sq. metres (740.7 sq. feet)



Total area: approx. 68.8 sq. metres (740.7 sq. feet)

Total approx. floor area 740 sq ft (69 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.

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		