

for sale

£206,250 Leasehold



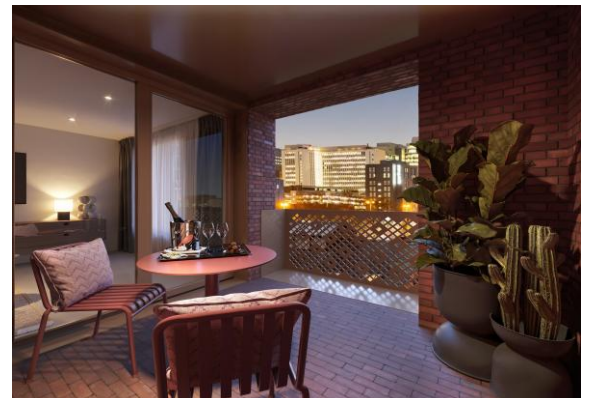
Paper Yard Lower Loveday Street Birmingham B4 6FX

A selection of Low Cost & First Homes apartments that are bright and airy.

This Apartment is a two bedroom on the Upper Ground Floor.

Call us for more information.

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Property Details

About Paper Yard:

Paper Yard balances elegant indulgence with mindful design. The moment you open the bespoke bronze effect doors you are greeted by thoughtful communal spaces and exceptional amenities. From a peaceful co-working area, convenient lift access to all floors and secure bicycle storage, to a relaxing wellbeing studio and private shared courtyard garden - every detail has been carefully considered.

Inspired by Scandinavian design philosophy that balances stylish form with clever function - the interior specification brings together tactile natural materials and a serene colour palette. Modern, warming walnut look kitchens are paired with sleek contemporary surfaces and clean-lined design. Bathrooms are finished in fresh white, complemented by modern Keita-style tiles. Each home offers a touch of the outdoors, with options including Juliet balconies & balconies.

Specification:

KITCHEN

- Contemporary, Kensington walnut effect kitchen units with bronze door handles
- White inset sink and polished nickel taps
- Laminate white marble effect worktop
- Ceramic kitkat tiled splash back in white gloss with laminate white marble effect open shelving
- Corston Malvern wall lights with white linen shades, and fixed LED lights to underside of wall units
- Bosch* built-in single oven and hob with integrated extractor hood
- Hotpoint* integrated fridge/freezer
- Hotpoint* integrated dishwasher
- Hotpoint* integrated washer/dryer

*or equivalent brand

BATHROOM / EN-SUITE

- White enamelled steel bath
- Matte white washbasin and vanity unit with two drawers
- Matte white back to wall WC with concealed cistern and soft close toilet seat
- Chrome thermostatic shower, basin mixer, flush plate and accessories
- Ceramic kitkat wall tiles in white gloss finish
- Chrome heated towel rail

- Frameless shower and bath panels
- Wall mirror

ELECTRICAL AND PLUMBING

- Recessed spotlights and Corston Claremont wall light to bathrooms and en-suites
- Corston Malvern wall lights with white linen shades, and fixed LED lights to underside of wall units to kitchens
- Recessed spotlights to living/dining areas and bedrooms
- TV / media points to living area and all bedrooms
- Broadband and BT Openreach telephone points fitted to living area and main bedroom (subject to installation by service provider and subscription by the occupier)
- Mechanical ventilation with heat recovery
- Electric heating system

INTERIOR FINISHES

- Dark brown front doors
- White internal doors
- Concrete effect LVT floor tiles to living/dining/kitchen areas and bathrooms/en-suites
- Carpets to bedrooms

AMENITY SPACE

- Entrance lobby with seating area
- Co-working space
- Wellness studio
- Secure bicycle storage
- Private post boxes and parcel delivery room

Specification Continued:

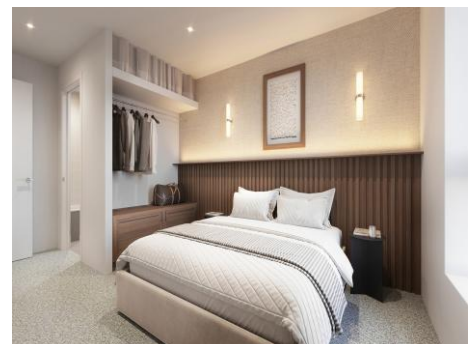
ACCESS AND SECURITY

- Lift access to all floors
- Key fob entry and high security door locking system
- 2-way video audio door entry system
- 2-point access (via the corner of Loveday St. / Princip St. and Loveday St.)**

**Plots 0.01, 0.02, 0.03, 0.13, 0.14 & 0.15 have 1-point access (via private front door)

EXTERNAL

- Landscaped communal courtyard



***Upper ground floor only

To view this property please contact Connells on

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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Property Ref: DIG114250 - 0003

Tenure:Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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