



James *J* LaurenceTM
Sales and Lettings

APARTMENT 117, SYMPHONY COURT, BRINDLEY PLACE,
BIRMINGHAM CITY CENTRE, B16 8AG
ASKING PRICE OF £260,000





DESCRIPTION

Located within the heart of Birmingham's, Brindley Place, is this superb two bedroom apartment in the exclusive Symphony Court development.

This must view apartment boasts a welcoming entrance hallway, living/dining room which leads to the superb private outdoor terrace perfect for summer days and entertaining. A separate kitchen contains integrated appliances such as an oven with four ring hob above, dishwasher and washing machine, family bathroom, large master bedroom with two double built in wardrobes and most importantly French doors leading out onto the balcony, with a second double bedroom also boasting the bonus of a built in wardrobe.

The development has the luxury of an on site gym, 24-hour security, boasts the rarity two permit passes for visitors.

ENTRANCE HALL

KITCHEN

9' 4 (Max)" x 7' 9 (Max)" (2.84m x 2.36m)

LOUNGE/DINER

11' 9" x 18' 10" (3.58m x 5.74m)

BALCONY

9' 3" x 18' 10" (2.82m x 5.74m)

FAMILY BATHROOM

6' 1" x 5' 6" (1.85m x 1.68m)

MASTER BEDROOM

13' 9" x 9' 0" (4.19m x 2.74m)

BUILT IN WARDROBE

BALCONY

18' 10" x 6' 6" (5.74m x 1.98m)

GUEST BEDROOM

14' 10 (Max)" x 6' 8" (4.52m x 2.03m)

BUILT IN WARDROBE

PARKING

The property boast one secure and allocated space.

AREA

The development itself is exclusivity personified, with 24hr concierge-each phase with its own concierge, secure underground parking and intercom access, historically one of THE city centre developments. Close by is a plethora of independent bars and restaurants for which Brindley place is renowned, with further facilities of the NIA and ICC within a short walk, not to mention the Mailbox and Bullring beyond. Transport links are close by with Five Ways train station connecting to New Street and University train stations, with excellent immediate road links to A456, AS8 and motorway connections.

Ideal for both city working professionals-potentially wanting a pied a terre or a ready made buy to let investment opportunity.



TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.
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