



James *J* LaurenceTM
Sales and Lettings

APARTMENT 99, ROYAL ARCH APARTMENTS, THE
MAILBOX, WHARFSIDE STREET, BIRMINGHAM CITY
CENTRE, B1 1RG ASKING PRICE OF £395,000





DESCRIPTION

****EWS1 FORM GRANTED**** A rare opportunity to buy in one of Birmingham's most highly regarded city centre developments; The Royal Arch in the Mailbox. This beautifully presented two double bedroom apartment, spanning over 1334 Sq. Ft., offers incredible canal and City Centre views. The accommodation which is situated on the sought after courtyard level comprises of: A reception hall way, fully fitted kitchen, large living room with fantastic city views, master bedroom with a 'Juliet' balcony and en-suite bathroom, large second bedroom with a private en-suite, guest w.c. and the added bonus of a secure and allocated parking space.

ENTRANCE HALLWAY

24' 5" x 6' 0" (7.44m x 1.83m)

KITCHEN/BREAKFAST ROOM

16' 9" x 13' 7" (5.11m x 4.14m)

LIVING ROOM

21' 7" x 16' 9" (6.58m x 5.11m)

GUEST W.C.

6' 0" x 2' 9" (1.83m x 0.84m)

MASTER BEDROOM

14' 7" x 16' 6" (Max)" (4.44m x 5.03m)

EN-SUITE BATHROOM

9' 1" x 7' 4" (2.77m x 2.24m)

GUEST BEDROOM

16' 4" (Max)" x 12' 2" (Max)" (4.98m x 3.71m)

EN-SUITE SHOWER ROOM

8' 6" x 5' 4" (2.59m x 1.63m)

TWO LARGE STORAGE ROOMS

PARKING

The property boasts one secure and allocated parking space

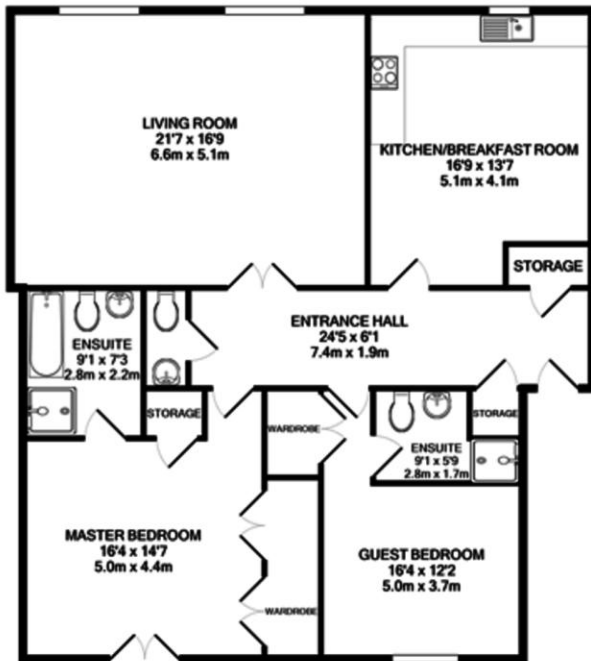
DEVELOPMENT

The Royal Arch Apartments sit within The Mailbox globally known for its premier shopping. Royal Arch Apartments offers an on-site gym, meeting rooms, a communal roof terrace and 24 hour concierge.

AREA

The Mailbox is one of Birmingham's most iconic buildings and is situated in a central location being just a 0.5 mile walk to New Street Station. There are plenty of bars and restaurants to be found in the local vicinity as well as being a 0.5 miles walk to the ever popular Brindleyplace. The apartment is also just a few floors away from Harvey Nichols and the Everyman Cinema.

This fantastic apartment needs to be viewed to fully appreciate the space on offer.



TOTAL APPROX. FLOOR AREA 1334 SQ.FT. (123.9 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

