

# Watermarque

Browning Street

Brindley Place

B16 8GZ

Asking Price Of **£320,000**

*Stunning Two-Bedroom Apartment*

*859 Sq. Ft.*

*Fourth Floor*

*Generous Secure & Allocated Parking*





**Property Description**

*DESCRIPTION James Laurence are thrilled to present a stunning two-bedroom apartment, situated on the fourth floor of the highly desirable Watermarque development. The property has been finished to a high specification throughout and comprises of an:- entrance hallway, large open-plan living room with fully integrated high spec. kitchen and dining area with a private balcony over viewings stunning canal side views. There is also two large double bedrooms, with the master bedroom housing built in wardrobes and separate bathroom. The property also benefits from a generous secure parking space.*

**DEVELOPMENT • Concierge service**

- Private gym
- Secure and private outdoor green open space
- Secure entrance with CCTV

*LOCATION Standing in Birmingham's city centre, this residential development stands within walking distance of attractions, such as Brindleyplace and Arena Central. The central location of Watermarque enables residents to access fine dining, top-end retail, theatre, culture or sport within walking distance to suit their needs.*

*Watermarque is 5 minutes from Five Ways train station and 15 minutes from New Street Station, which added to the close location of the metro tramway, offer high accessibility to the rest of the city and further beyond.*

*Served by a major airport connecting the city with destinations across the globe, Birmingham has been named as the sixth best European city for investment. With five Michelin-starred restaurants, the Bullring, Grand Central and Mailbox shopping destinations, an exciting range of independent bars, restaurants and coffee houses and as the only city outside London with a Harvey Nichols, Louis Vuitton & Selfridges.*

**ENTRANCE HALL**

**OPEN PLAN LIVING & KITCHEN AREA** 14' 9" x 21' 7" (4.5m x 6.58m)

**PRIVATE BALCONY**

**MASTER BEDROOM** 11' 6" x 19' 6" (3.51m x 5.94m)

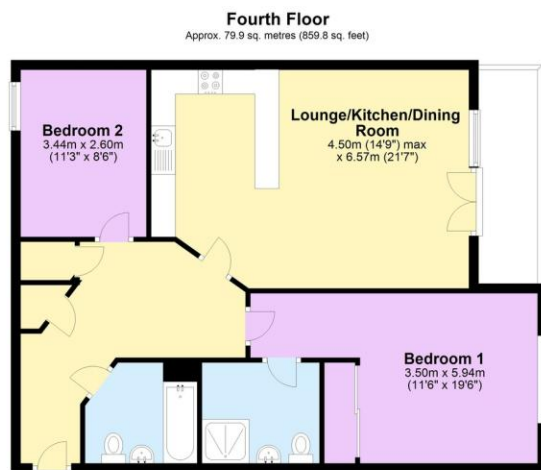
**ENSUITE**

**GUEST BEDROOM** 11' 3" x 8' 6" (3.43m x 2.59m)

**FAMILY BATHROOM**

**PARKING** The property boasts one secure and allocated parking space.

**Floor Layout**



Total area: approx. 79.9 sq. metres (859.8 sq. feet)

Total approx. floor area 859 sq ft (80 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.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			