

# The Regent

Snow Hill Wharf

Birmingham City Centre

B4 6LJ

Asking Price Of **£395,000**

*Canal Side Apartment*

*Stunning Two-Bedroom Apartment*

*Allocated Basement Parking Space (With Shared Electric Vehicle Charging Point)*

*1054 Sq. Ft. (Including a 240 Sq. Ft. Terrace)*



## Property Description

**DESCRIPTION** James Laurence Estate Agents are pleased to present this luxury two bedroom apartment located in the new Snow Hill Wharf development, The Regent, in a sought-after city centre location. This luxurious apartment has access to various communal facilities, such as a 24 hour concierge service, cinema and gym. Additionally, the development benefits from an extensive underground car park, with the apartment benefiting from secure allocated space. This underground space also affords access to the shared refuse room and bike storage facilities. Lifts afford access to all floors.

The Regent development is located within five minutes of Colmore Row and offers convenient access to the scenic Birmingham and Fazeley canal network. Nearby transport connections include the St. Chads Metro station, Birmingham Snow Hill Railway station, and a variety of bus connections via Old Snow Hill and Great Charles St. Queensway.

The stylish, neutrally decorated apartment consists of the following:- A large welcoming hallway leading through to the open plan living & kitchen. Comprising of L-shaped sofa, coffee table, side table, television storage stand and dining table with four chairs. The kitchen area contains an electric cooker with hob and integrated extractor fan, fridge, freezer, dishwasher, sink, and an abundance of cupboard space. This open plan area also contains two radiators, and a thermostat and video intercom into the hall. This bright, airy main room benefits from floor to ceiling windows and access to the private canal-side terrace via glass sliding door.

The property also further benefits from two double bedrooms, with the master enclosing a private en-suite.

The apartment has views across the canal from every room and is a must view!

**LOCATION** Central Birmingham City Location (0.3 mile from Snow Hill station, 0.7 mile from Birmingham New Street)

At Snow Hill Wharf you are close to everything Birmingham has to offer. From Michelin-starred fine dining to local eateries and major entertainment hubs to independent stores, the nearby business district is also home to global employers. Ranked as having the highest quality of life outside London, Birmingham is a young and vibrant city on the rise.

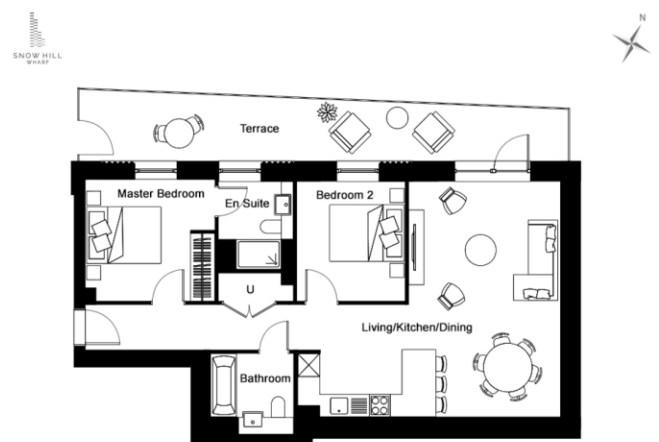
Snow Hill Station is within easy walking distance as well as major transport hubs at New Street and the forthcoming Curzon Street HS2 Station (opening 2026). The forthcoming new HS2 railway station will provide fantastic opportunities for residents to thrive in Britain's second city. High speed rail links to London, Leeds and Manchester will open up the area to countless possibilities for those living and working in Birmingham.

Snow Hill Wharf is a further example of the regeneration of Birmingham's waterways and a calm, pleasant starting point for a stroll into the city centre. Heading south-east, the canal path takes you towards the Mailbox complex, with its prime shopping and dining experiences and on to Brindley Place - housing the Ikon Gallery, Grescent Theatre and numerous places to eat, drink and shop.

**EXCLUSIVE RESIDENTS FACILITIES** Residents at Snow Hill Wharf have exclusive access to stylish facilities, unrivalled within 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 is time to relax, you can enjoy exclusive use of the residents' cinema room.

**GARDEN SPACES** With three individually landscaped podium gardens, Snow Hill Wharf offers you the space to relax and unwind surrounded by nature. Each one draws inspiration from the rich, craft-manufacturing heritage of the local 'Gun Quarter' and is connected by pleasant walkways, with flourishing borders and trees to create a unique sense of serenity all year round.

## Floor Layout



Snow Hill Wharf, The Regent - Property B.L.G.2, Lower Ground Floor

Dimensions			Key
Living/Dining/Kitchen	23' 1" x 20' 9"	7.02m x 6.32m	U Utility
Master Bedroom	11' 4" x 10' 8"	3.45m x 3.25m	
Bedroom 2	10' 8" x 9' 6"	3.25m x 2.89m	
Terrace	240 sq.ft	22.3 sq.m	
Total Area	814.5 sq.ft	75.7 sq.m	

St Joseph  
Designed for life

Total approx. floor area 1,055 sq ft  
(98 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.



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