

The Fazeley, Snow Hill Wharf

62 Shadwell Street

B4 6LP

Offers Over £365,000

Two Generous Bedrooms

Access to Sauna and Gymnasium

24 Hour Concierge Service

Exclusive Residents Cinema Room



Property Description

DESCRIPTION A stunning two bedroom two bathroom apartment within the brand new Snow Hill Wharf development in the upcoming Gun Quarter district of Birmingham City Centre, in the Fazeley Development. Benefitting from a residents gym, 24 hour concierge, sauna, steam room, cinema room and a meeting room - all included within the rent. The facilities are also located within this exact phase of Snow Hill, the Fazeley, therefore located right underneath just 2 floors down.

This apartment is larger than most as a corner plot and located on the 2nd floor. Benefitting from a large open plan fitted kitchen/living area with a fantastic balcony with open aspect city views, two double bedrooms-the master of which includes en-suite shower room, complementing the family bathroom, plus welcoming entrance hallway and ample storage.

LOCATION Residents at Snow Hill Wharf have exclusive access to stylish facilities, unrivalled within Birmingham City Centre. Life here includes a 24-hour concierge service, 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.

This is canal side living at its very best as 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.

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, Crescent Theatre and numerous places to eat, drink and shop.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

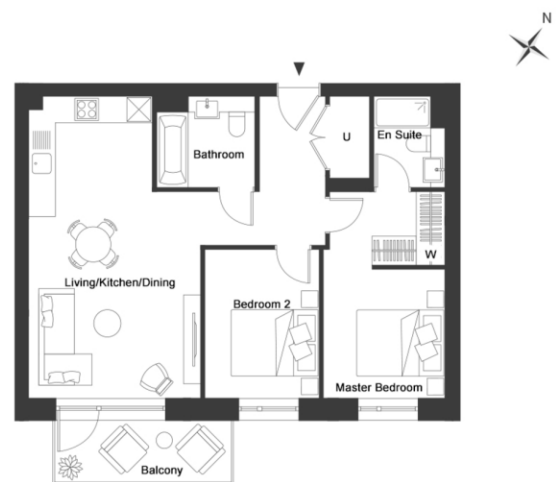
Council Tax Band - D

Service Charge - £2,353.68 per annum

Ground Rent - £350 per annum



Floor Layout



Snow Hill Wharf, The Fazeley - Property C.2.07, Second Floor

Dimensions		
Living/Kitchen/Dining	12' 10" x 22' 4"	3.90m x 6.83m
Master Bedroom	9' 1" x 15' 3"	2.76m x 4.67m
Bedroom 2	8' 6" x 11' 1"	2.60m x 3.37m
Balcony	64.5 sq.ft	6 sq.m
Total Area	694.3 sq.ft	64.5 sq.m

Key
U Utility
W Wardrobe

St Joseph
Designed for life

Total approx. floor area 694 sq ft (65 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.