

## The Colmore

Shadwell Street

B4 6LP

Asking Price Of **£250,000**

*Off-Plan Purchase*

*24 Hour Concierge Service*

*Spacious One Bedroom Apartment*

*Finished To A High Specification*



## Property Description

### SPECIFICATION

#### General:

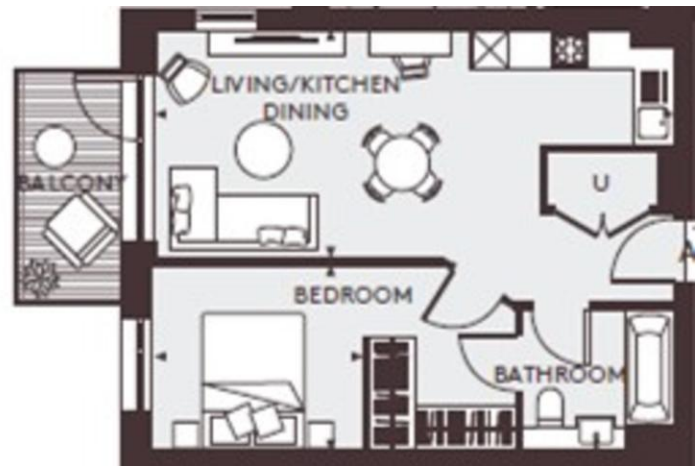
- Laminated Karndean Korlok flooring to hallway, kitchen and living room
- Carpets to bedrooms
- Veneer ash-stained apartment front doors
- Dark grey laminate internal doors
- Multi-point high security door locking system to entrance door with spy hole
- Dark bronze ironmongery throughout
- Fitted wardrobe to bedroom 1
- Bosch freestanding washer / dryer
- 10-year LABC warranty from date of legal completion
- 2-year St Joseph warranty
- 250-year lease
- Communal heating system to all apartments
- Oak staircase with glass balustrade and oak handrail

**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



Total approx. floor area 501 sq ft (47 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	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		