

Kings Court

Birmingham City Centre

B1 2JR

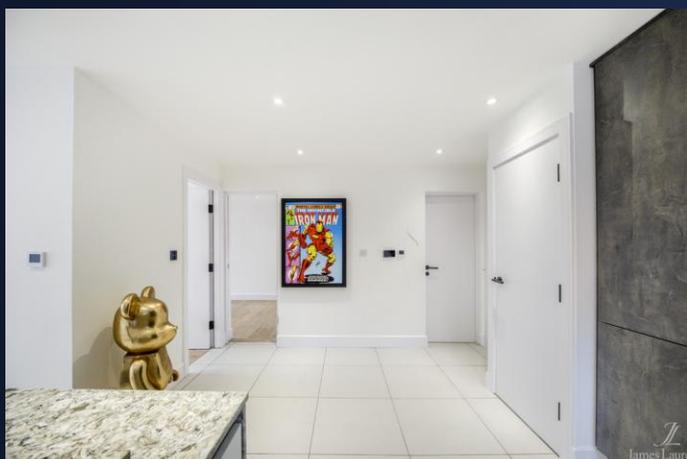
Asking Price Of **£295,000**

Ground Floor Apartment

Finished To A High Specification

Two Double Bedrooms

Underfloor Heating



Property Description

DESCRIPTION This beautiful two bedroom apartment is situated within the sought after Kings Court development, located in the heart of the City Centre. Offered with no upward chain and secure, allocated parking, this apartment has endless benefits!

Fully refurbished throughout, the owner completely stripped the apartment back to brick, reconfiguring the rooms in the process. Fitted with all new plumbing, a new hot water cylinder and completely rewired, they have left no stone unturned when creating an all new property for the prospective purchaser.

KITCHEN/LOUNGE/DINER 24' 10" x 15' 6" (7.57m x 4.72m) The brand new Day Rooms kitchen is finished with 20mm Colorado Rio Quartz worktops with matching two toned wall and base units offering great storage. Fitted with a range of high specification integrated appliances including eye level Neff oven and grill with Neff dishwasher. There is a CDA induction hob with integrated CDA extractor, accompanied by a Hotpoint Fridge/Freezer.

Adjacent to the kitchen is a useful storage cupboard housing the new hot water cylinder with space for a washer/dryer.

Moving through to the lounge section of the room, there is a wall mounted LG OLED 65" G26 television and a GX Galaxy sound bar installed ready for the lucky purchaser, included within this luxurious property!

BEDROOM ONE 15' 9" x 8' 8" (4.8m x 2.64m) The master bedroom is a great spacious room, beautifully decorated with beige wood style porcelain tiles and has a double glazed window overlooking the rear aspect of the building.

BATHROOM The bathroom is fitted with two Lusso stone Alina Charcoal cylinder free standing stone wash hand basins with stone black wall mounted basin mixer taps and Lusso plumbing fixture. There is a free standing bath with mixer taps over, along with a separate walk in shower and built in floating w/c.

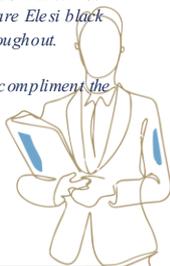
BEDROOM TWO 12' 10" x 5' 10" (3.91m x 1.78m) Similar to bedroom one, the second bedroom is also fitted with matching beige wood style porcelain tiles and has a double glazed window overlooking the rear aspect of the development.

FINISHINGS To finish this spectacular property is underfloor heating throughout the whole apartment. There are dimmable Harrington Heath light switches that can be controlled via an app easily downloaded to your smartphone. There are Elesi black sockets to match the Lusso stone Fluted door handles and hinges throughout.

Throughout the remainder of the property is Pembroke white tiles to compliment the clean finish of this stunning two bedroom apartment.

Tenure: Leasehold

Service Charge - £1500 approx. per annum.
Ground Rent - £60 approx. per annum.
Length of Lease - 999 year lease.



Floor Layout



Total area: approx. 56.4 sq. metres (607.1 sq. feet)

Total approx. floor area 607 sq ft (56 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	64 D	76 C
39-54	E		
21-38	F		
1-20	G		