



Watermarque Apartments

100 Browning Street

B16 8GY

Asking Price Of £195,000

Stunning Two-Bedroom Apartment

735 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 Watemarque 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 viewing stunning canal side views. There is also two large double bedrooms 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 Watemarque enables residents to access fine dining, top-end retail, theatre, culture or sport within walking distance to suit their needs.

Watemarque 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 Nicolls, Louis Vuitton & Selfridges.

Tenure: Leasehold

Local Authority: Birmingham City Council

Council Tax Band - E

Service Charge - TBC

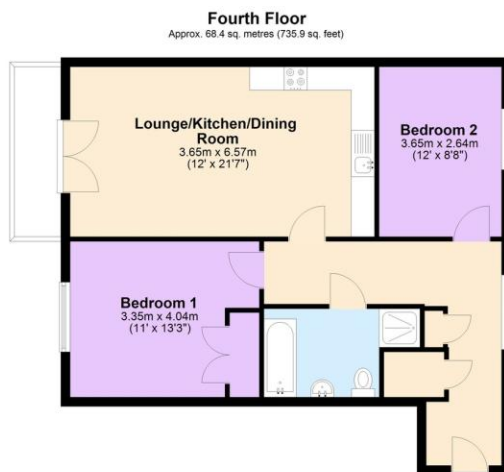
Ground Rent - £250.00 Per Annum

Ground Rent Review Period – TBC

Length of Lease - 102 Years Remaining.



Floor Layout



Total area: approx. 68.4 sq. metres (735.9 sq. feet)

Total approx. floor area 735 sq ft (68 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 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