













Ashted Wharf

Belmont Row

B4 7RJ

Asking Price Of £255,000

Premium Apartment Living

Exauisite Interiors

One-Bedroom Apartment

Canal Side Club - Exclusive Residents Facilities At Glasswater Locks





Property Description

DESCRIPTION Glasswater Locks opens up a new gateway between Birmingham's Eastside and the city's vibrant Learning Quarter. Its selection of contemporary canal-side apartments and duplexes are located moments away from the city centæ and high speed rail links.

The vision is to create a thriving new community with extensive on-site facilities that offer an annealing alternative to the buzz of the city The elegant landscaping breathes life back into the cand-side, connecting the city's rich industrial heritage with its promising future

SHAPED FOR THE FUTURE Glasswater Locks brings convenience and connectivity to confortable, modern living set alongside a peaceful waterway. The development benefits from 155m of canal-side frontage, enhancing the tranquility of the area. The residents' facilities will include a 24-hour concerge, residents' business lounge, games room and cinema, a swell as planned edgés, bars and restaurants. It will also be a short walk from the forthcoming high speed rail station and the best of Birmingham's city certre dining, shopping and cultural attractions.

AN EW W ATERSIDEC OMMUNITY Outdoor seating areas and new walkways open up the canal towpath, making it an accessible,

vicroin destination for every with the member of the community. Aclear relationship exists between environment dynality and overall wellbeing which is reflected in the revival of the canal. Special attention has been given to creating a pedestriantised, car-free environment and enhancing the public spaces surrounding (Glasswater Locks.)

SPECI FICATI ON

- KITCHEN + Contemporary designed kitchen to all plots + Composite stone worktop with ceramic filed splashback + Black undermount 1 ½ bowl sink

- Hack tandermount 170 own same
 Hack tap
 Telescopic integrated recirculating cooker hood
 Bosch black touch control integrated induction hob
 Bosch black integrated single oven
 Integrated full height 70/30 fridge freezer

 $LIGHTING\ AN\ D\ EL\ ECTRIC\ AL\ FINISH\ ES+\ L\ ED\ downlights\ to\ hallway, kitchen, living\ room, en-suite\ and\ bathroughts)$

- LiGHTING AND ELECTRICAL PINISHES + L + Ceiling pendant lighting to all bedrooms + USB socket to kitchen and bedroom I + VIP point to living room and bedroom I + Video and audio door entry system + Fibre broadband connection (ii) + Matt black light switches + Matt black light switches

BATHROOMS/ENSUITES + Floor mounted Roca WC with concealed cistern and matt black flush plate + Basin and vanity unit with timber-effect drawers

- + Basin and vanity unit with timber-effect drawers
 + Composite stone counter top
 + Basin mixer in busked black
 + Mirrored cabinet with integrated halo lighting
 + Porcelain tiles to floors and ceramic tiles to selected walls
 Ceramic tiled fauture wall
 + Black electric towed warmer
- Bru shed black toilet roll holder and robe hook Thermostatic conceded shower valve with mini handset and ceiling mounted rain shower all in brushed black
- + Shower tray with shower screen to all ensuites + Single ended enamelled bath with fixed bath screen

GENERAL + Timber-effect flooring to hallway, kitchen and living room

- + White internd doors with routed detail

 + Feature front entrance door with multipoint high security door locking system and spy hole

 + Matt black ironmongery throughout

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 + Eectric panel heders
 + Each apartment fitted with Mechanical Ventilation Units with hed recovery (MVHR)(iv)
 + Doyear NHR warranty from date of legal completion
 + 2-year StJ Joseph warranty (i)
- + 250-yearlease

- + Exclusive access to a residents' lounge, reading and co-working area, meeting facility, a cinema room, gym at + 24-hour concierge
- COMMUNAL AREAS + Interior designed entrance lift lobbies and corridors + Carparking (limited to selected homes) with electric charging points (iii) + Bicycle storage + CCTV security system



Floor Layout



Total approx. floor area 478 sq ft (44 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.

