



# Waterside Court

Brindley Place

B16 8EY

Asking Price Of **£265,000**

*Waterside Complex*

*Two-Bedroom, Two-Bathroom*

*Secure & Allocated Parking*

*Walking distance to Brindley Place*



### Property Description

**DESCRIPTION** Discover the epitome of urban living in this stunning two-bedroom, two-bathroom apartment located in the prestigious Brindley Place, Birmingham. With breath taking canal views, a separate kitchen, and secure parking, this property offers an unparalleled lifestyle in one of the city's most sought-after locations.

**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.

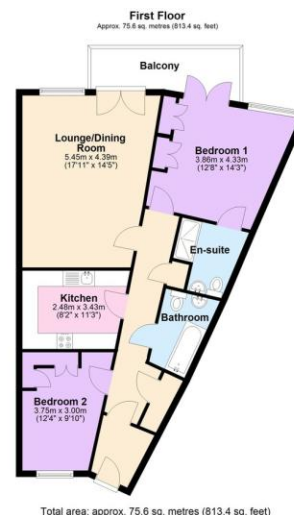
Watemarque is 5 minutes from Five Ways train station and 15 minutes from New Street Station, which added to the close location of the metro tramway, offer high accessibility to the rest of the city and further beyond.

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.

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the

### Floor Layout



Total approx. floor area 813 sq ft (76 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	83 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