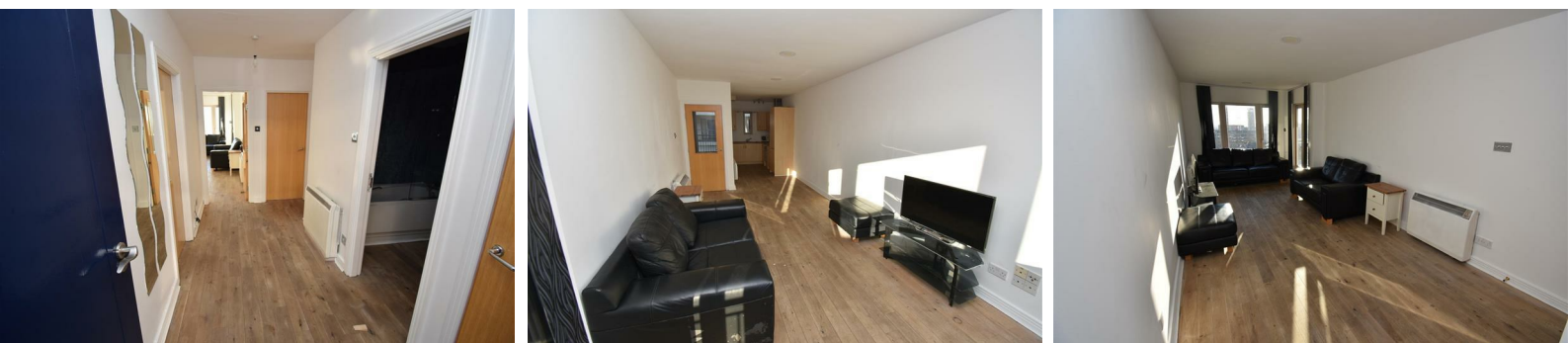




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
0121-784 6660  
sales@alex-smith.co.uk  
www.alex-smith.co.uk



## 41 Royal Arch Apartments Wharfside Street, Birmingham B1 1RB Price £189,950

REDUCED BY £10,000. A well maintained, 1 bedroom apartment located in the prestigious Mailbox development - The Royal Arch Apartments.

Electric heating, double glazing, concierge entrance, reserved car parking space. Please see virtual tour and floor plan on the website.

No upward chain.



The prestigious Mailbox Development is located on Wharfside Street with ample underground parking, plus a reserved car parking space (number 41) on the lower ground floor.

The Mailbox is a mixed Development of both commercial retail and residential property with the Royal Arch Apartments at the rear of the building.

A separate entrance and concierge service provides access to a lift to the 7th Floor where the apartment is situated.

### **THE ACCOMMODATION BRIEFLY COMPRISES**

#### **COMPOSITE FRONT DOOR ENTRANCE**

##### **RECEPTION HALL**

Hardwood flooring, electric night storage heater. Full height cloaks cupboard.

##### **LOUNGE**

16' x 9'11 (4.88m x 3.02m)

Matching hardwood floor. Double glazed windows and double door to balcony, 2 electric night storage heaters.

##### **KITCHEN**

12'10 x 6'5 (3.91m x 1.96m)

Single drainer twin bowl sink unit with mixer taps, double door and 2 single door units, 4 single door wall units, 4 ring electric hob with oven below and built in microwave. Double glazed window, plumbing for automatic washing machine.

##### **BEDROOM**

15'6 x 8'8 (4.72m x 2.64m)

Built in double door wardrobe, matching hardwood floor, electric night storage heater double glazed windows.

##### **BATHROOM**

6'10 x 6'2 (2.08m x 1.88m)

Panelled in bath with shower fitment and handrails, pedestal wash hand basin, low flush w.c. Heated towel rail.

#### **OUTSIDE**

##### **COMMUNAL CAR PARKING**

Reserved space lower ground floor number 41.

##### **LEASE**

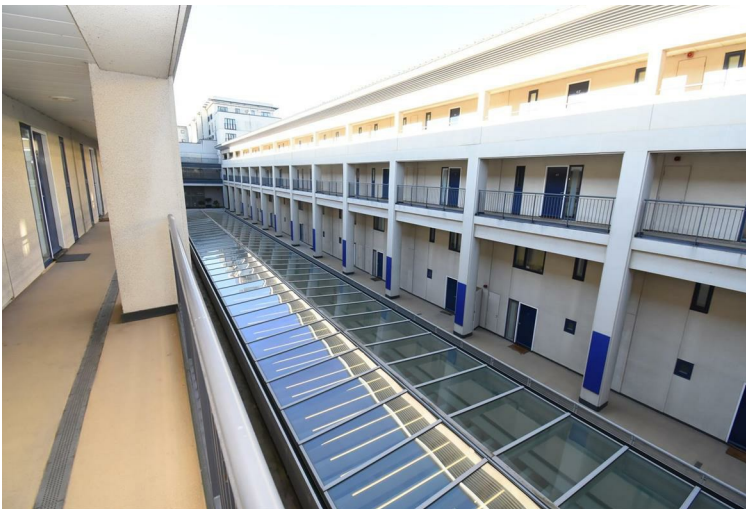
LEASE TERM 131yrs FROM 20th July 1999 - 26th July 2130 having 108 years remaining.

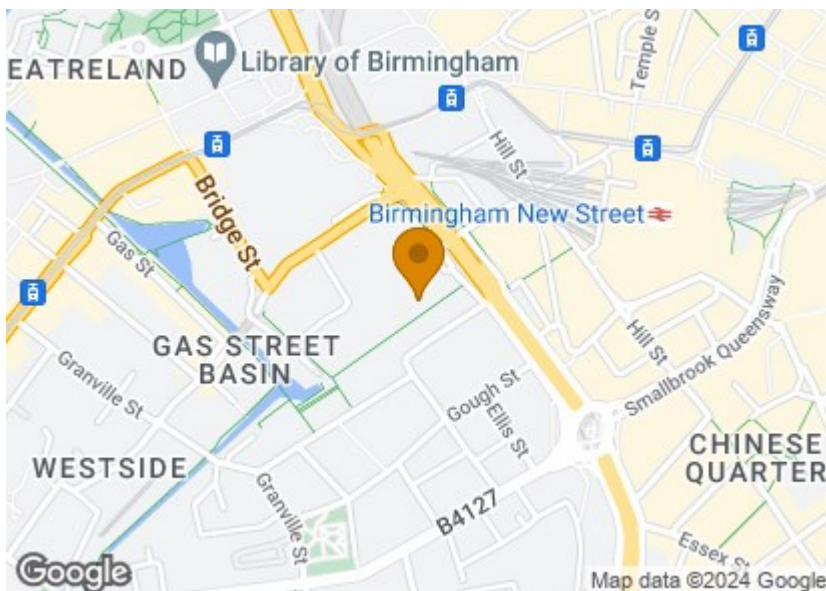
ANNUAL SERVICE CHARGE £3,185.08

Comprising Mailbox Service Charge (£418.98) and Service Charge (£377.29) per quarter.

##### **COUNCIL TAX BAND:**

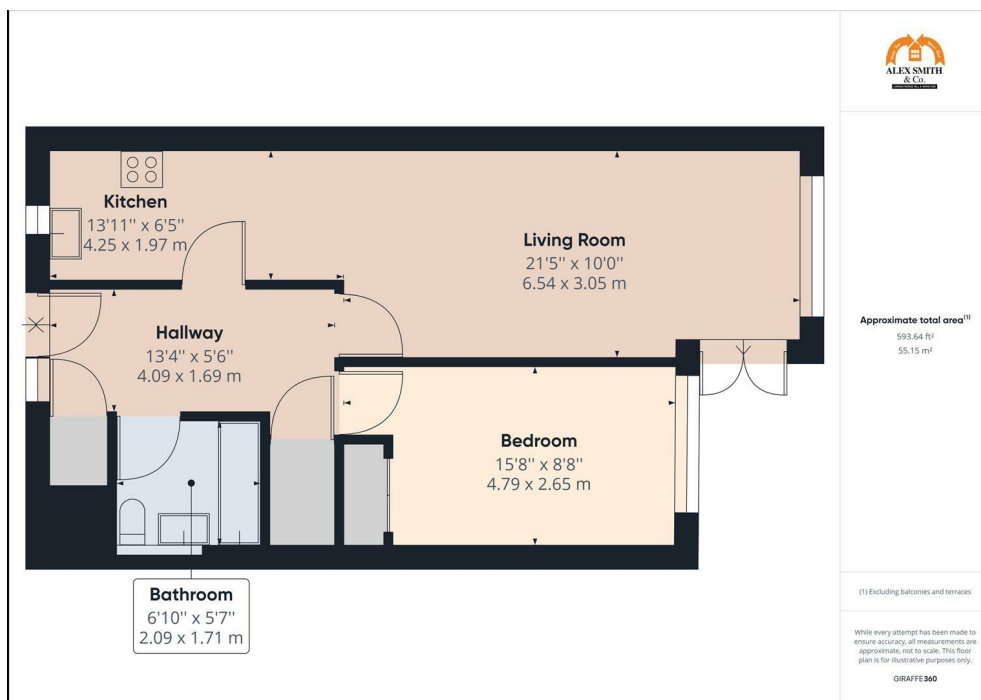
This Property falls into Birmingham Council Tax Band E Council Tax Payable Per Annum £2,210.09 Year 2022/23





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**TENURE:** We are advised that the property is Leasehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

**SERVICES:** Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

**VIEWING:** By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

**PROPERTY MISDESCRIPTION ACT:** The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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