



FEATURES

- Auction Date: 28th & 29th October 2020
- Long leasehold – see legal pack
- Close to local amenities
- Sold with vacant possession
- Balcony
- Two bedroom fifth floor apartment
- Central Location
- Sale by Joint Fixed Charge Receivers
- Open plan living and kitchen space
- Shared garden space

Guide Price £95,000+

Fifth Floor Two Bedroom Apartment Sold with Vacant Possession

33 Arcadian Centre, Ladywell Walk,
Hurst Street,
Birmingham, B5 4TD

OVERVIEW

A two bedroom apartment on the fifth floor of a purpose build apartment block. The property is ideal for an owner occupier, or buy-to-let investor looking for an apartment in an amazing location which is available for immediate occupation.

The apartment is accessed via a set of stairs or lifts from the ground floor foyer which is located in the piazza of the Arcadian building.

The Arcadian building is located in central Birmingham and benefits from being located within a social hotspot with plentiful access to local restaurants and bars.

The building is within walking distance to Grand Central Station and the Bull Ring. There is also great access to public transport links and road communications are also excellent with the M6 offering connections to the M1 motorway to the north east and the M5 to the south west.

Lot No.32

Auction date: 28th & 29th October
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Upon entering the flat there is a corridor which leads to the spacious open plan living and kitchen area, as well as two double bedrooms and a good size bathroom.

On the left hand side of the corridor is the kitchen and living room, there is a fully integrated kitchen with base and eye level units, single integrated oven with a electric hob, stainless steel sink with a mixer tap, integrated fridge and freezer.

The open plan living room is fully glazed providing good levels of natural light throughout.

The bathroom has been fitted to a good specification and includes; fully integrated bath with an overhead shower, wash basin and toilet, spot lighting and tiled floors. The bedrooms both benefit from built in wardrobes and wood floors throughout.

The apartment benefits from a communal roof top garden located adjacent to the subject apartment.



Cladding Issues

We have been advised that the building potentially has cladding issues.

Accommodation

Gross internal floor area of approx. 64 sq m/ 688 sq ft

Investment Analysis

The property is expected to rent for a price in the region of £850 pcm (£10,200 pa), reflecting a gross yield of approximately 10.70% based on the guide price

Services

The property is connected to mains electricity, water and drainage. We recommend that interested parties do their own enquiries.

Tenure

Long Leasehold – please see legal pack for further information

Guide Price

£95,000+

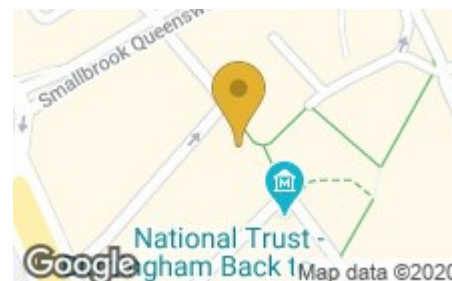
Viewing

Please contact John Pye Property on 0115 970 6060

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-101) A	
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	
(41-48) F	
(35-39) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81-91) A	
(69-80) B	
(55-68) C	
(49-54) D	
(41-48) E	
(35-39) F	
(8-30) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC