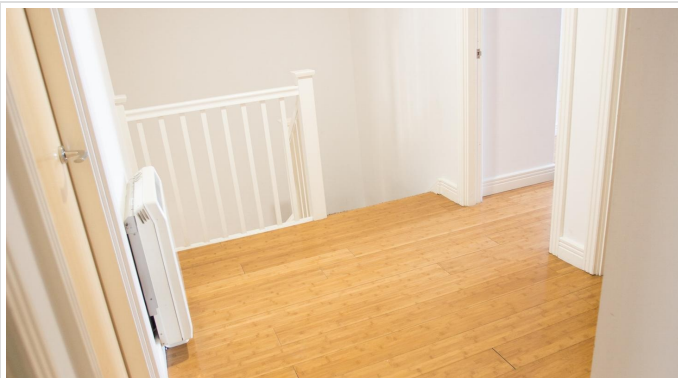


## 3 Bed Apartment In Wharfside Street , Birmingham, B1 1RB

£450,000





## SHORT DESCRIPTION

Property Ref: 14781 For Sale: Luxury 3-Bedroom Duplex Apartment at the Prestigious Royal Arch Apartments in the Mailbox Ideal for Investors or Families Seeking Their Forever Home This property offers a fantastic opportunity for investors looking to capitalize on the prime city-centre location or for families seeking a spacious, luxury home with everything the city has to offer right at their fingertips. Experience the Ultimate City Centre Living! Located in the heart of Birmingham, the Royal Arch Apartments offer an unparalleled city living experience. This exclusive development places you right on the doorstep of Birmingham's finest boutiques, restaurants, and cultural highlights. The Apartment: This spacious duplex apartment boasts three double bedrooms, including an en-suite master bedroom. With large balconies attached to two of the bedrooms, a stylish open plan living and kitchen area, and breath-taking city views, this apartment is designed for modern luxury living. • Hallway: 4.8 x 2.5m • Living Room: 5.7 x 6.2m (excluding open-plan kitchen area) • Kitchen Area: 2.7 x 2.9m • Master Bedroom: 6m (max) x 2.9m • Master En-suite: 1.7 x 2.3m • Bedroom 2: 3.6 x 2.6m • Bedroom 3: 6m (max) x 2.6m • WC/Utility Room: 2.9 x 1.5m The apartment also features large patio doors leading to a spacious decking and gravelled terrace area, perfect for enjoying panoramic city views. Services Included: • Two secure, private underground car parking spaces • Concierge service and private lift access to apartments • On-site gym for residents' use • Bookable conference room for residents Prime Location: The Royal Arch Apartments are located in the highly sought-after Mailbox development, situated within Birmingham's prestigious B1 postcode. With Birmingham New Street and Grand Central just a 5-minute walk away, and the renowned Bullring shopping centre only 10 minutes on foot, convenience is at your doorstep. Enjoy picturesque walks along the canal at Gas Street Basin, with Brindley Place only a 10-minute scenic stroll away. Property Type: Apartment Full selling price: £450000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 104 Yearly Ground Rent Cost: £7880.00 Yearly Management Cost: £0.00 Council tax band: F EPC rating: C Outside Space: Balcony, Terrace Parking: Allocated, Residents, Covered Heating Type: Electric Heating Chain Sale or Chain Free: Chain Free Possession of the property: self-occupied -----

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

# Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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