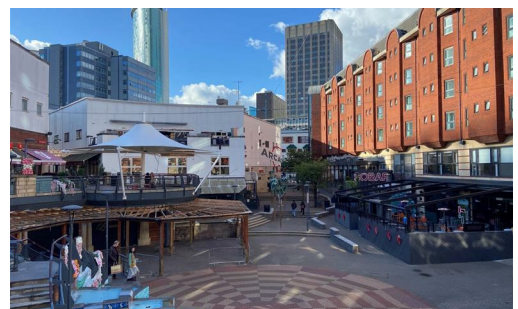




75 The Arcadian
Birmingham, B5 4TD

Offers In The Region Of £155,000

CASH BUYERS ONLY. A luxurious two double bedroom apartment, situated within The Arcadian development in Birmingham City Centre. Within walking distance to Birmingham's Grand Central and Moor Street train stations, and The Bullring shopping center. Currently rented at £1,400 (excluding parking) on a fixed-term tenancy until 31st August 2026. Annual gross yield is 10.6%.

The property briefly comprises: open plan lounge and fitted kitchen with selected appliances, two double bedrooms, en-suite off the master bedroom and main bathroom with shower over the bath. Also benefitting from it's own spacious balcony and permit parking is available. Recently fitted water heater and flooring. New desk, bed and microwave.

CT Band B - EPC - D. Completion from 31st August 2026.

ENTRANCE HALL

3.52 x 2.15 WP m (11'7" x 7'1" WP m)

Security intercom system installed. Built in storage cupboard housing hot water tank and a freestanding washer/dryer. Doors leading to all other rooms.

OPEN PLAN LOUNGE AND FITTED KITCHEN

8.00 x 3.89 WP m (26'3" x 12'9" WP m)

Double doors offering access to spacious balcony. A range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, integral fridge/freezer and integral electric oven/grill with four ring halogen hob and fitted extractor hood over. Window to rear.

MASTER BEDROOM

5.67 x 3.03 WP m (18'7" x 9'11" WP m)

Window to rear. Built in wardrobe storage. Access to balcony.

EN-SUITE BATHROOM

2.20 x 1.69 (7'3" x 5'7")

Three piece bathroom suite comprising of: low level flush, pedestal wash hand basin and electric shower within double separate shower cubicle.

BEDROOM TWO

4.38 WP m x 2.62 (14'4" WP m x 8'7")

Window to rear. Built in wardrobe storage. Access to balcony.

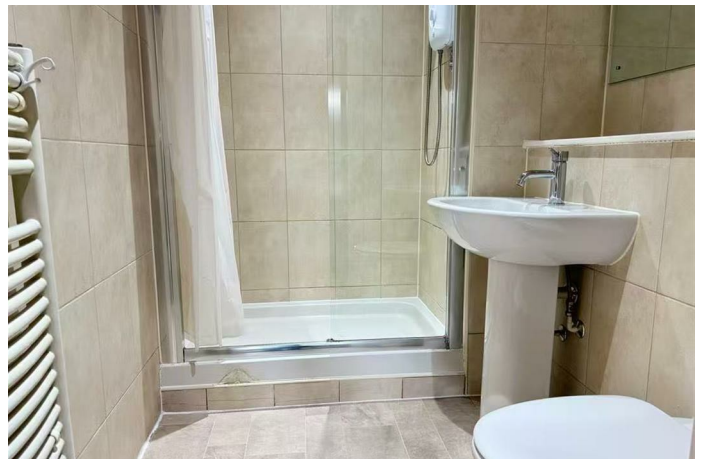
BATHROOM

1.99 x 2.19 (6'6" x 7'2")

Three piece suite comprising of: low level flush, pedestal wash hand basin and mains fed shower over bath.

PARKING

Permit parking spaces are available.



LEASEHOLD

We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

Lease 150 years from 2006.

Service charge approx. £3300 pa.

Ground rent charges TBA.

The property does not have an EWS1 form.

Selective licensing VALID UNTIL 2030.

Brochure Declaration

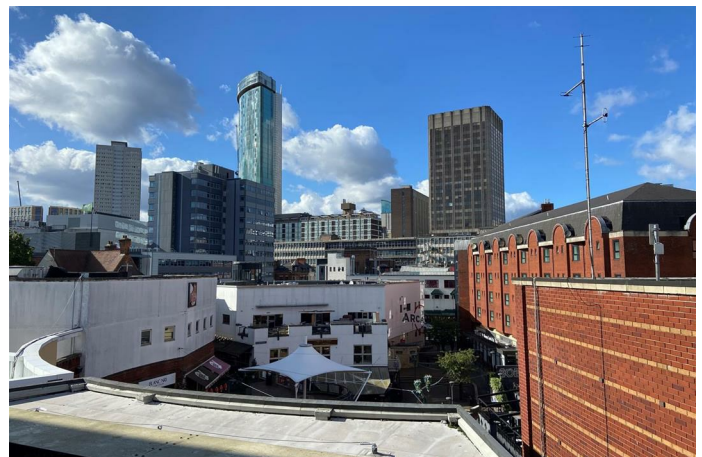
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS:

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

REFERRAL FEES:

We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



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