



Flat 22 Knightingale House, 60 Arkell Way

Selly Oak, Birmingham, B29 6WT

Offers In The Region Of £299,950



A superb and stylish three bedroom top floor apartment set within the beautifully converted former Victorian Selly Oak Teaching Hospital. This unique home boasts striking exposed beams, vaulted ceilings and a characterful mezzanine bedroom, creating a distinctive and impressive living space within this highly sought-after development. Offered for sale with no upward chain.



Approach

This stunning two bedroom mezzanine apartment is approached via communal stairs to the first floor with hardwood door opening into:

Entrance Hall

With hardwood floor covering, recessed spotlights to ceiling and internal doors opening into:

Bedroom Two

10'10" x 8'01" (3.30m x 2.46m)

With feature double glazed sash window to the rear, ceiling light point and under floor heating.

Bedroom One

9'04" x 14'07" (2.84m x 4.45m)

With a further feature sash double glazed window to the rear aspect, ceiling light point and under floor heating.

Living/Kitchen Area

14'06" x 13'06" (4.42m x 4.11m)

This vaulted ceiling open plan living and kitchen area. Living area with two feature double glazed sash windows to the rear aspect, exposed beam work, drop down ceiling light point, hardwood floor covering, under floor heating and walkway into:

Kitchen Area

11'02" x 5'11" (3.40m x 1.80m)

With a contemporary light grey selection of wall and base units with rose gold finishes, integrated siemens oven and four ring burner gas hob with siemens stainless steel extractor over, marble effect work surface with marble effect splash backs,

stainless steel sink and drainer with hot and cold mixer tap, integrated fridge and freezer, integrated washer/dryer, further feature double glazed sash window to the rear, recessed spot lights to ceiling and continued hardwood flooring.

Inner Hallway

From the living area further open walkway into inner hallway with storage areas, recessed spot lights to ceiling, continued hardwood flooring and internal door opening into:

Bathroom

5'07" x 8'05" (1.70m x 2.57m)

A contemporary bathroom with panel bath with mains powered shower over, hidden cistern push button WC, wash hand basin on vanity unit with hot and cold mixer and under sink storage, marble effect tiled floor and splash backs, recessed spots to ceiling, picture frosted double glazed sash window to the rear aspect and under floor heating.

Open Plan Mezzanine

17'07" x 14'11" (5.36m x 4.55m)

From hallway stairs with balustrades gives rise to the first floor open plan mezzanine being suitable for a third bedroom/living room or home office space with exposed beams, two ceiling light points, central heating radiator, three double glazed Velux roof lights to the side aspect and open balustrading giving views to the living area.

Outside

With allocated car parking and wrap around gardens.

LEASE INFORMATION DATA

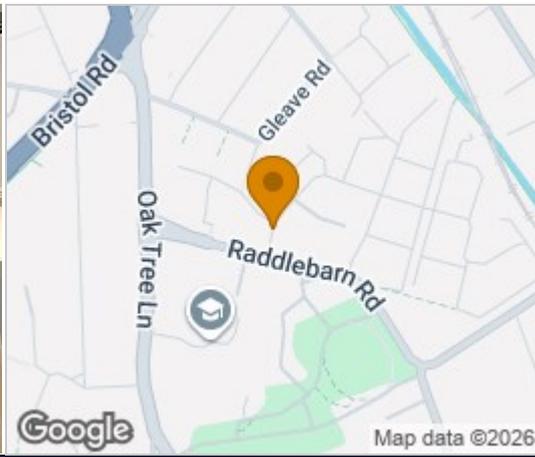
Tenure - the Agent understands the property is Leasehold for a term of 999 years from 1st January 2023 (subject to verification by legal advisers).

Service Charge - We are advised by the vendor a service charge of £1860.00 per annum is payable (subject to verification by legal advisers).

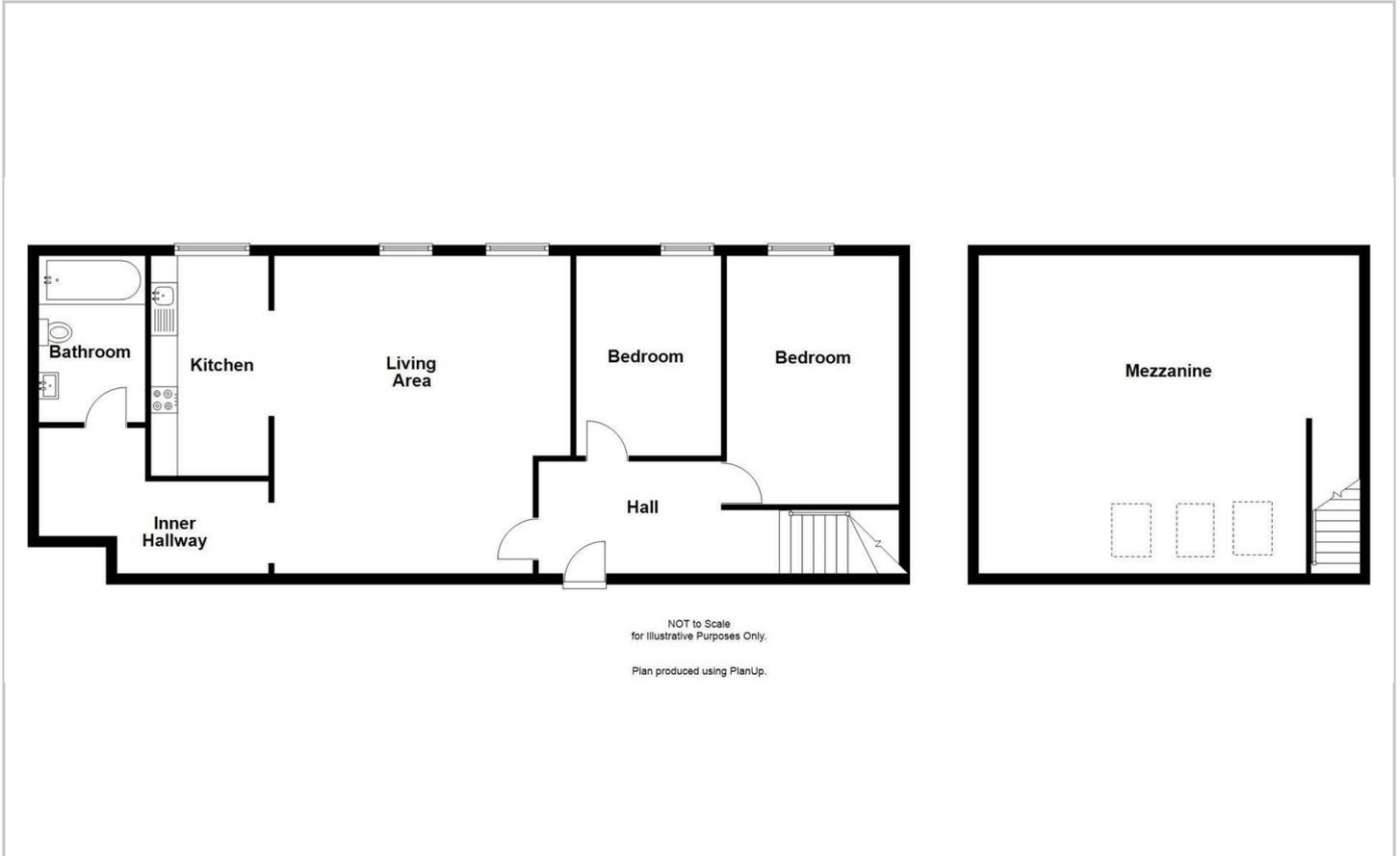
Council Tax Band - D

Heating and Glazing - Underfloor heating and Double Glazing





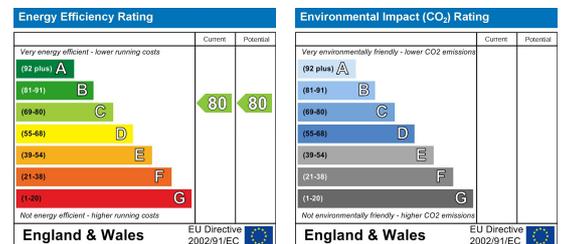
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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