

SAPCOTE YARD  
83 CAMDEN ST. B1 3DD

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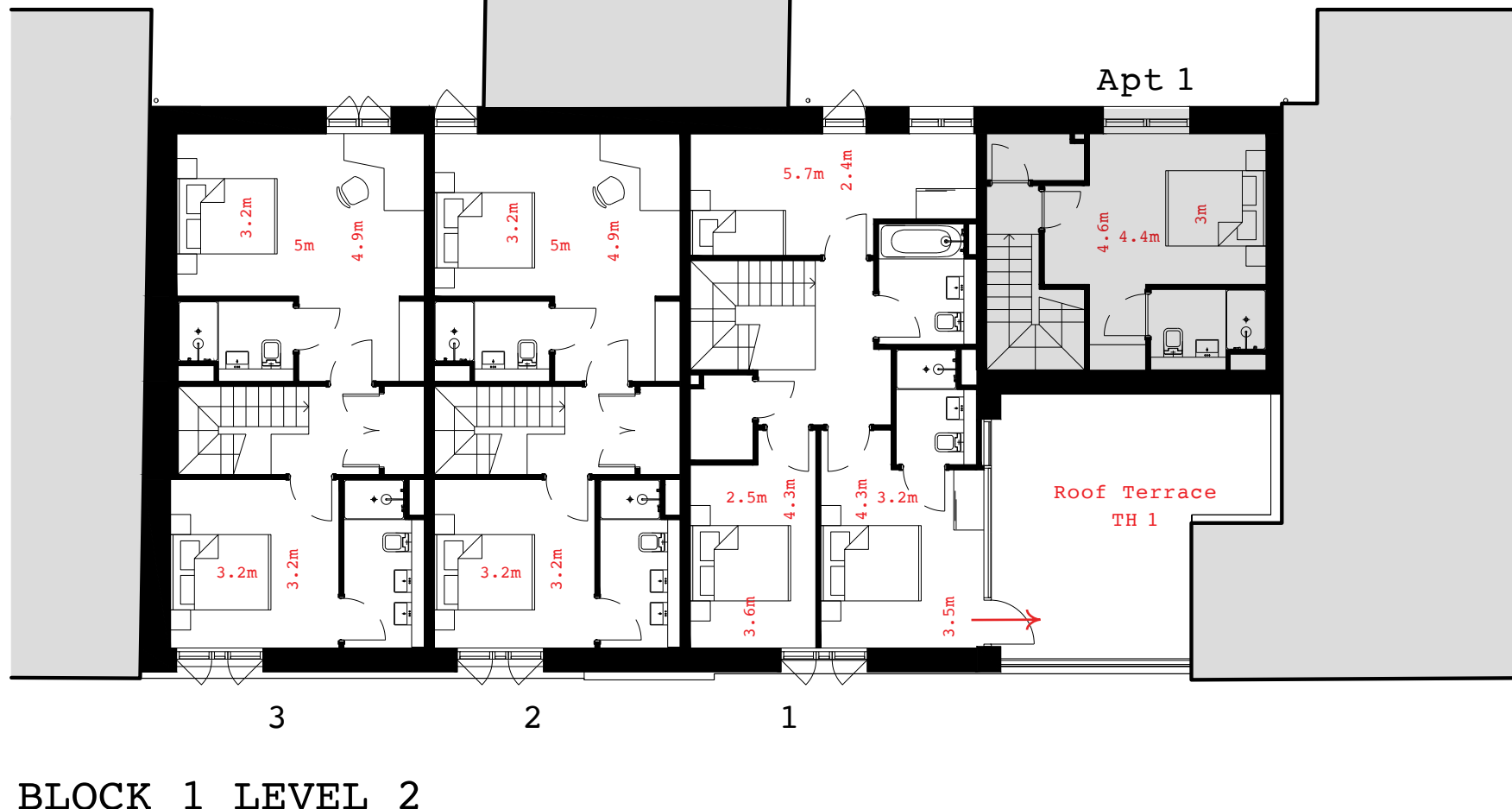
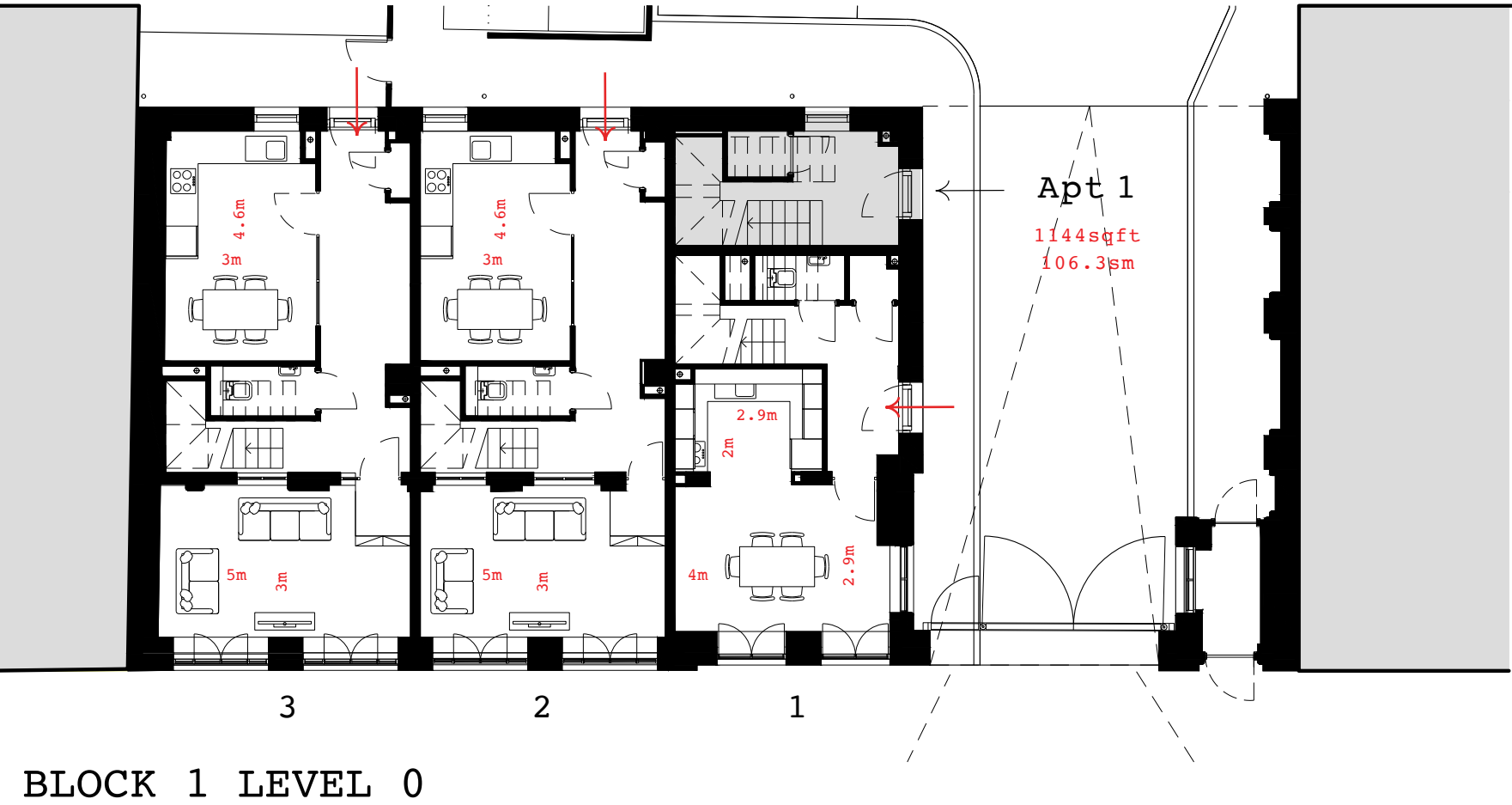
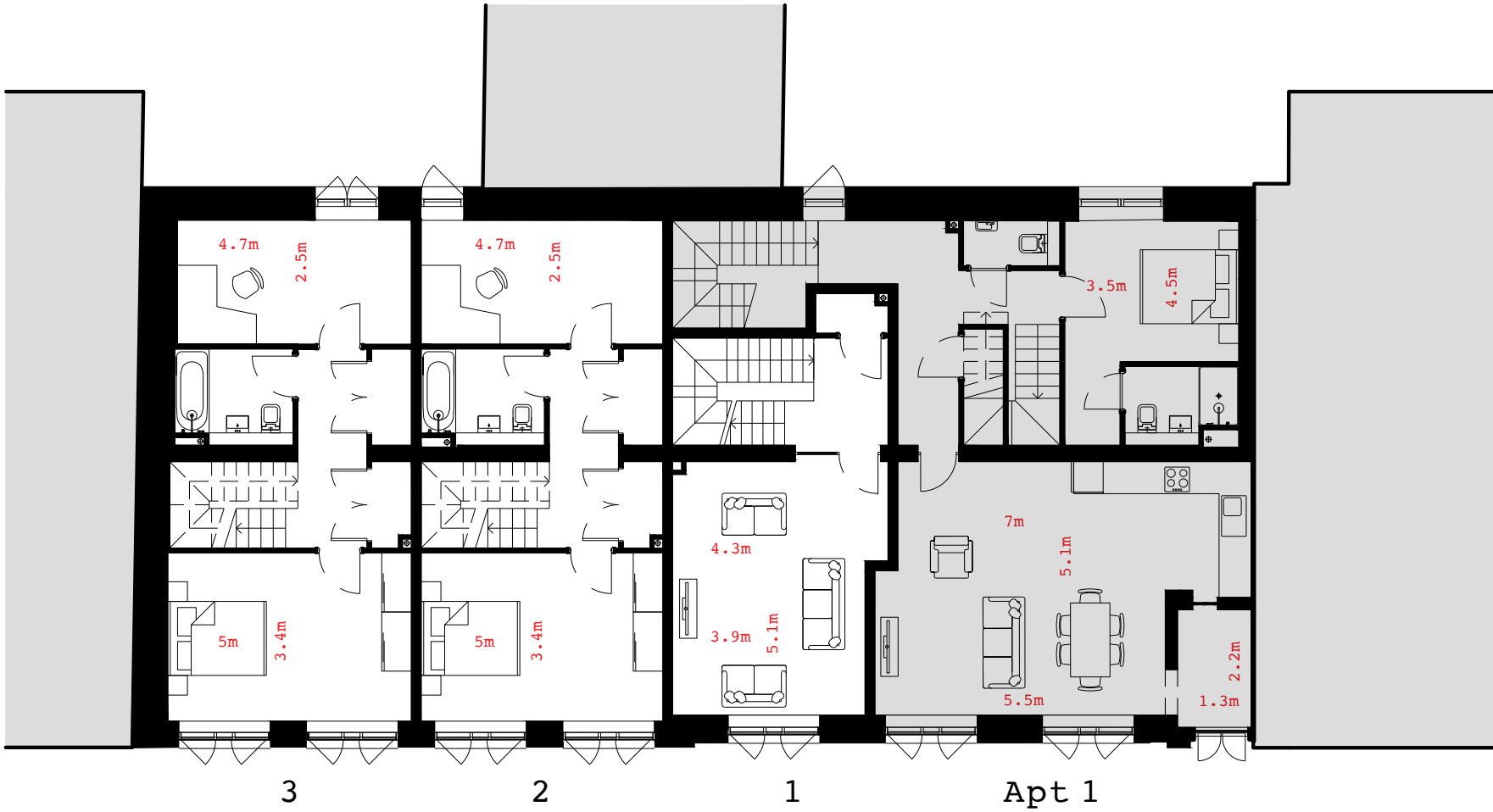
# MADE TO MEASURE.

THE PLANS.

BLOCK 1 LEVEL 0



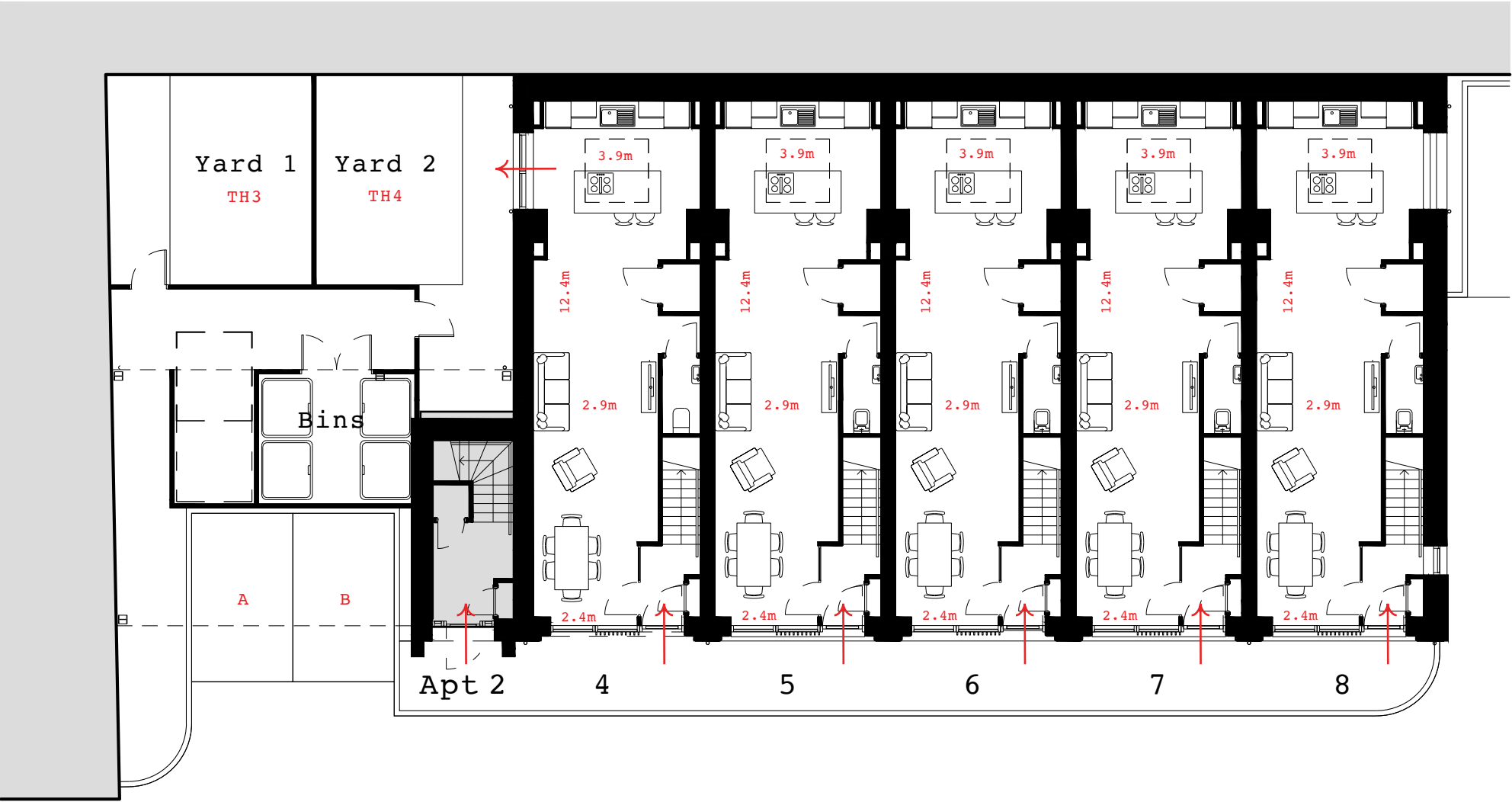
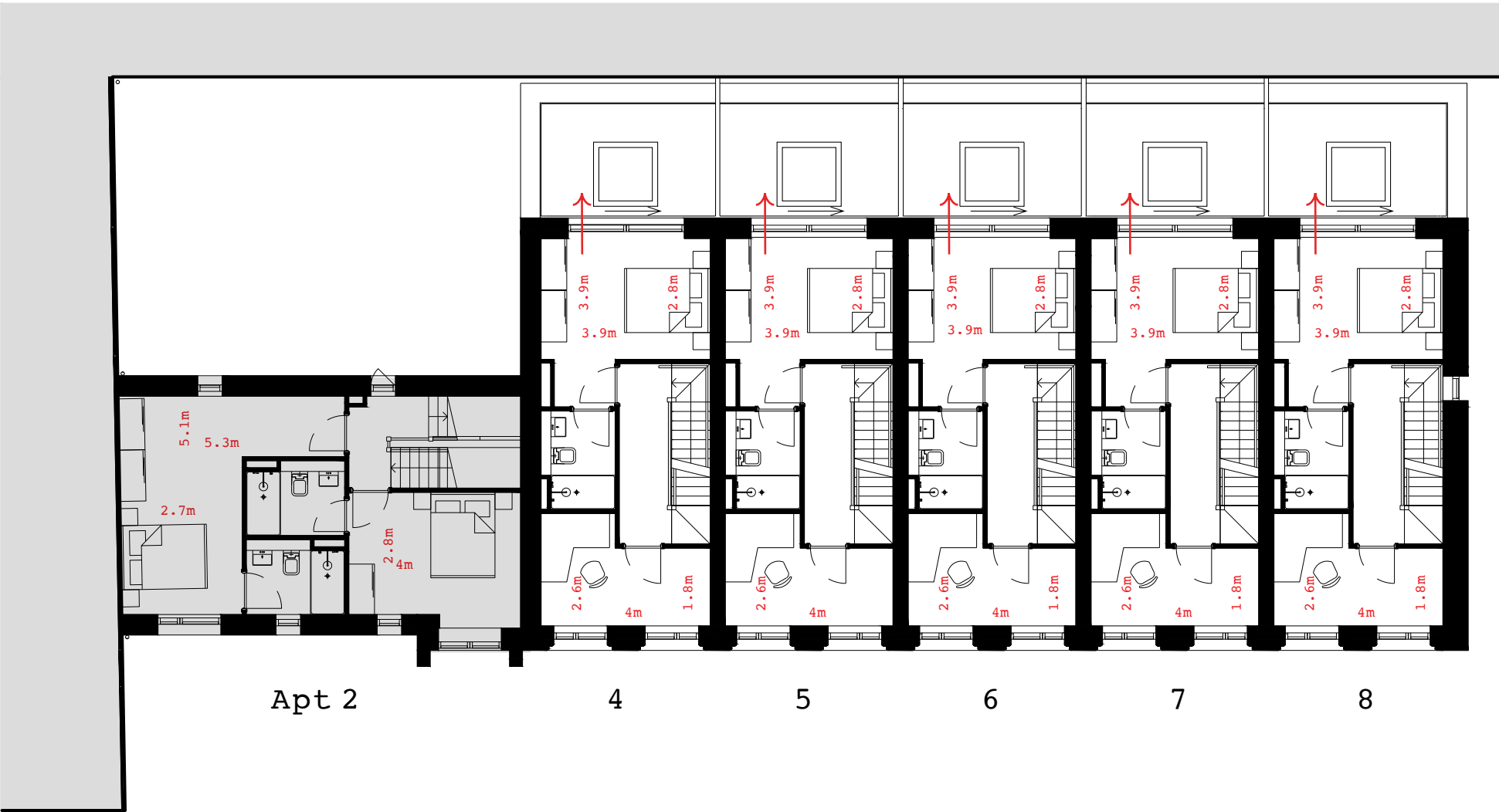
BLOCK 1 LEVEL 1



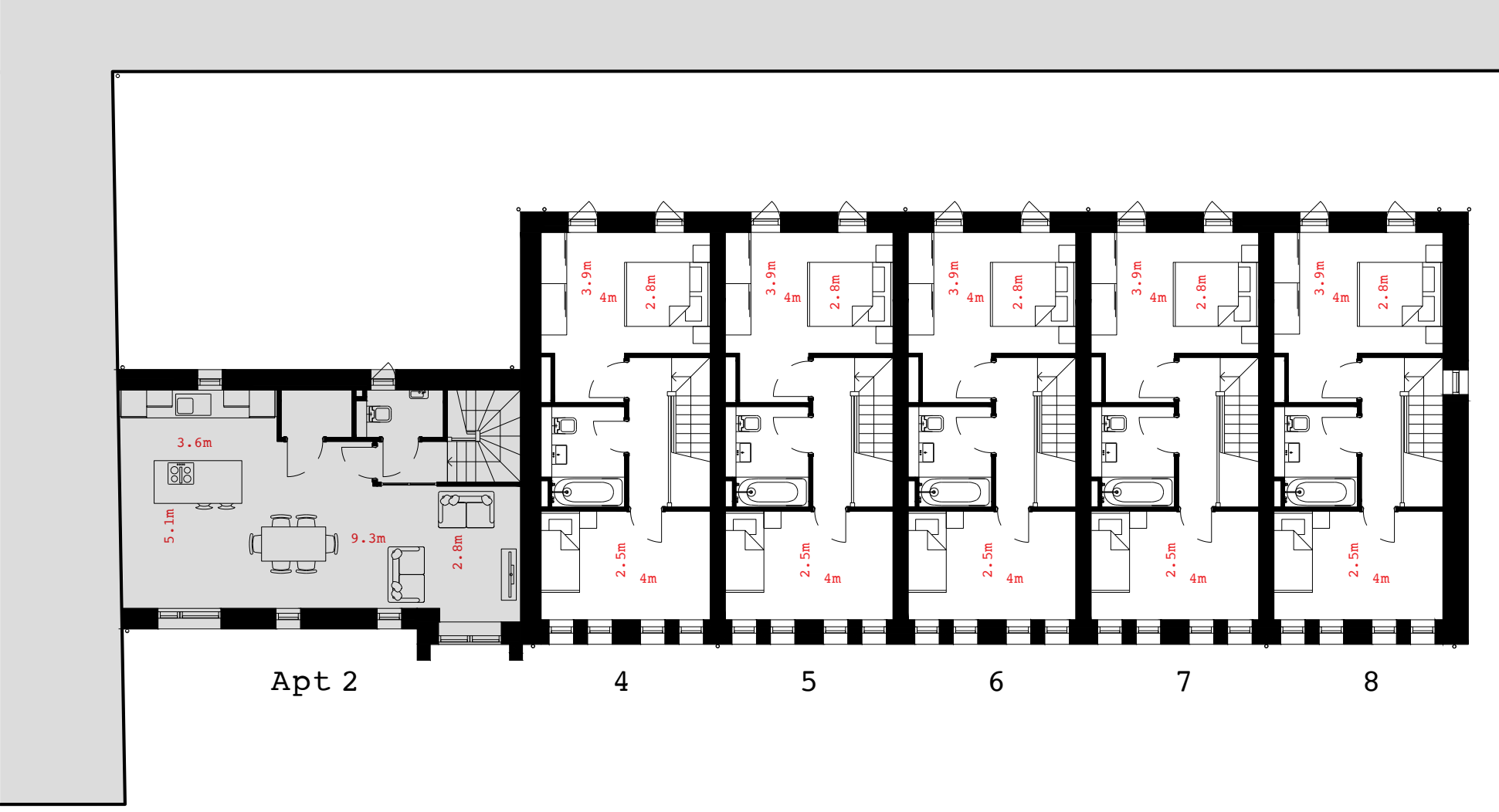
BLOCK 2 ELEVATION



BLOCK 2 LEVEL 1



BLOCK 2 LEVEL 0

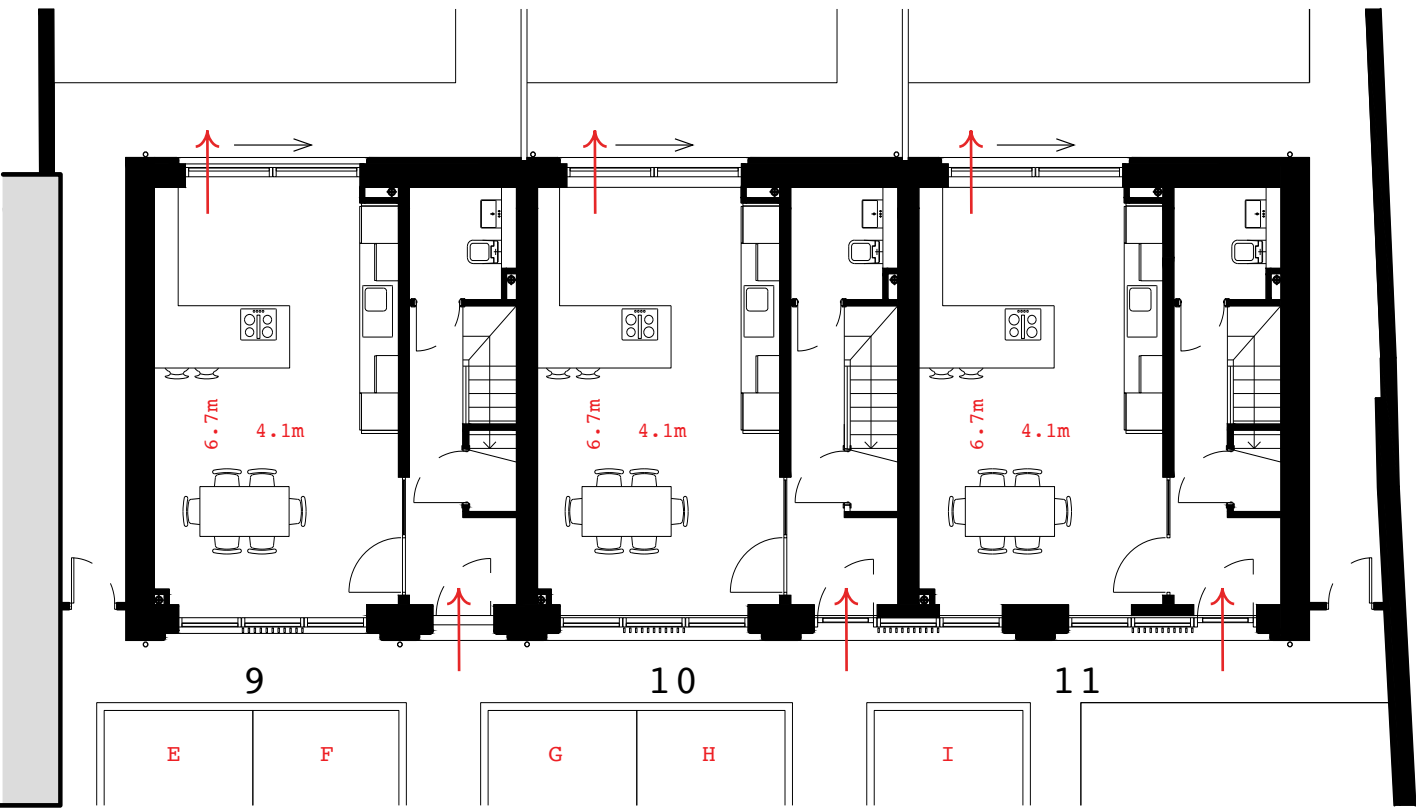
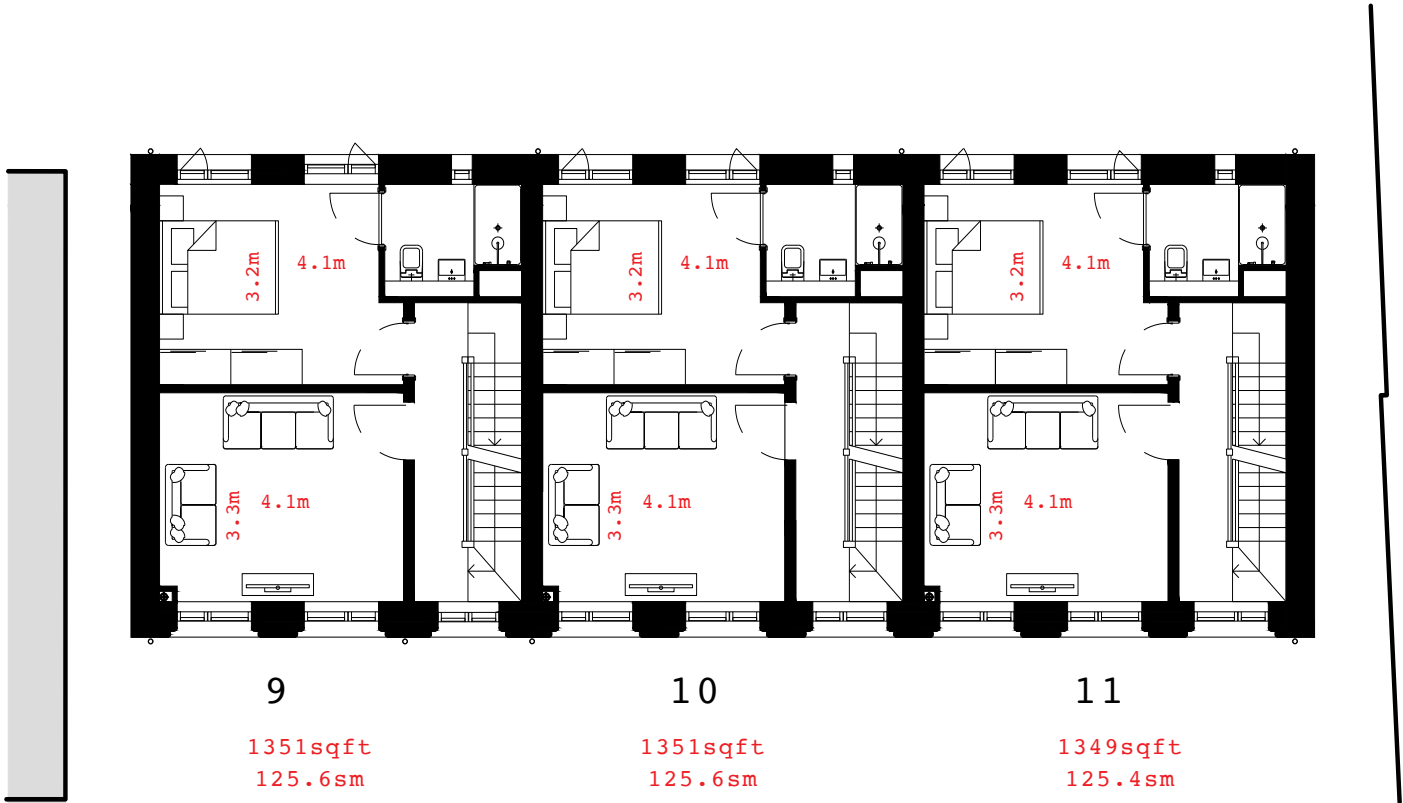


BLOCK 2 LEVEL 2

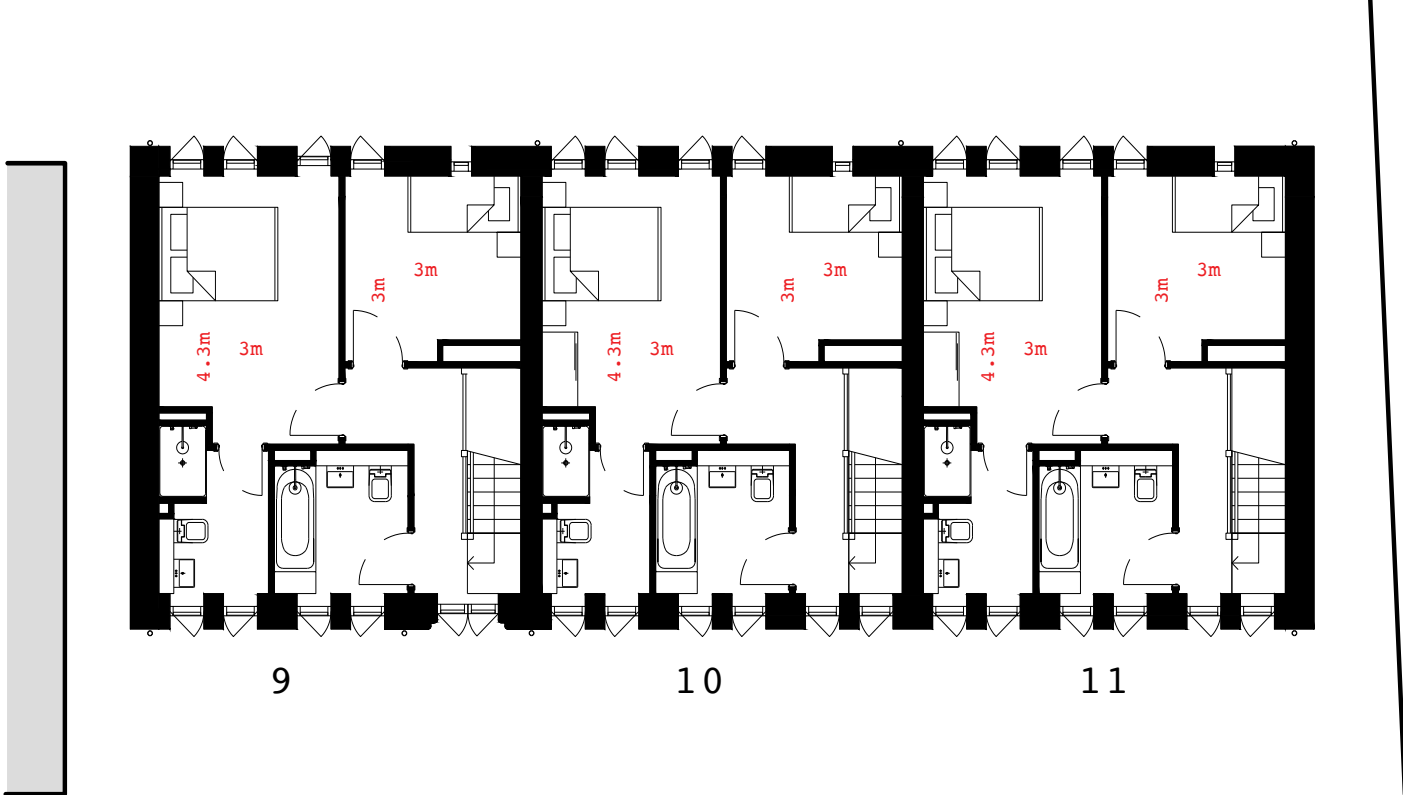
BLOCK 3 ELEVATION



BLOCK 3 LEVEL 1



BLOCK 3 LEVEL 0



BLOCK 3 LEVEL 2



# SPECIFICATION

SERVICES	Mains connected Electric, Water and Drainage.
HEATING AND HOT WATER	Electric heating throughout with stylish WiFi controlled panel heaters, hot water cylinder with electric immersion provided by air source heat pump with heat exchanger. MVHR ventilation system per unit.
ELECTRICAL	Brushed stainless steel light switches and sockets incorporating USB points in kitchen and bedrooms for convenient device charging.
KITCHEN	Contemporary kitchens with a range of fitted floor and wall units complete with modern square edge laminate work tops. High-quality appliances including electric cooker, hob and extractor, built in fridge/freezer, integrated dishwasher and integrated washer/dryer in all apartments.
SANITARY WARE	High quality sanitaryware and brassware, mains pressure hot water, shower tray and screen in 1 beds, addition of a bath in 2 beds.
DOORS	Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.
LIGHTING	Low energy recessed LED spots to kitchen and bathrooms, under cupboard LED to kitchen, pendants to living room and hall.
FIRE PROTECTION	Fire protection sprinklers throughout including stand-alone smoke/heat detectors.
SKIRTING AND ARCHITRAVE	Pencil round skirting and architrave finished in white egg shell paint.
CERAMIC TILING	High quality ceramic tiles to bathrooms and part tiled walls in wet areas.
FLOORING	Carpets in bedrooms and LVT throughout other than in wet areas.
ACOUSTICS	Noise reduction measures including acoustic treatment to floors and internal walls and enhanced acoustic ratings to external windows.
DOOR ENTRY	Keypad entry to communal entrance with intercom access from apartments, with CCTV monitoring of entrances.
TV DISTRIBUTION	Digital aerial and Freeview signal distribution to TV point in living room and bedroom.
TELEPHONE AND DATA	Virgin/BT incoming high speed cable to each individual townhouse and apartment.



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LOCATION



Sapcote Yard - The Birmingham city centre backdrop



WALKING TIMES FROM CAMDEN STREET

Work.

St Paul's Square	10 mins
Brindleyplace	16 mins
Centenary Square	18 mins
Snowhill Station	19 mins
New Street Station	22 mins
Eastside	35 mins
HS2/Millennium Point	35 mins

Social.

Paradise Birmingham	17 mins
Broad Street	19 mins
The Mailbox	23 mins
The Cube	23 mins
Bullring/Grand Central	26 mins
Birmingham Hippodrome	27 mins
Digbeth	35 mins





# SAPCOTE

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# YARD | INC 1853

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# CAMDEN~ST.

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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Elevate Property Group have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.
4. Apartment plans are deemed to be correct but precise details may vary. Internal areas are accurate to within 5%.