



CHAPMANS YARD

UPPER GOUGH STREET

EST. 2024

FLOORPLANS / INVENTORY

# CHAPMANS YARD

50-61  
UPPER  
GOUGH  
STREET

(PS. next to The Mailbox)

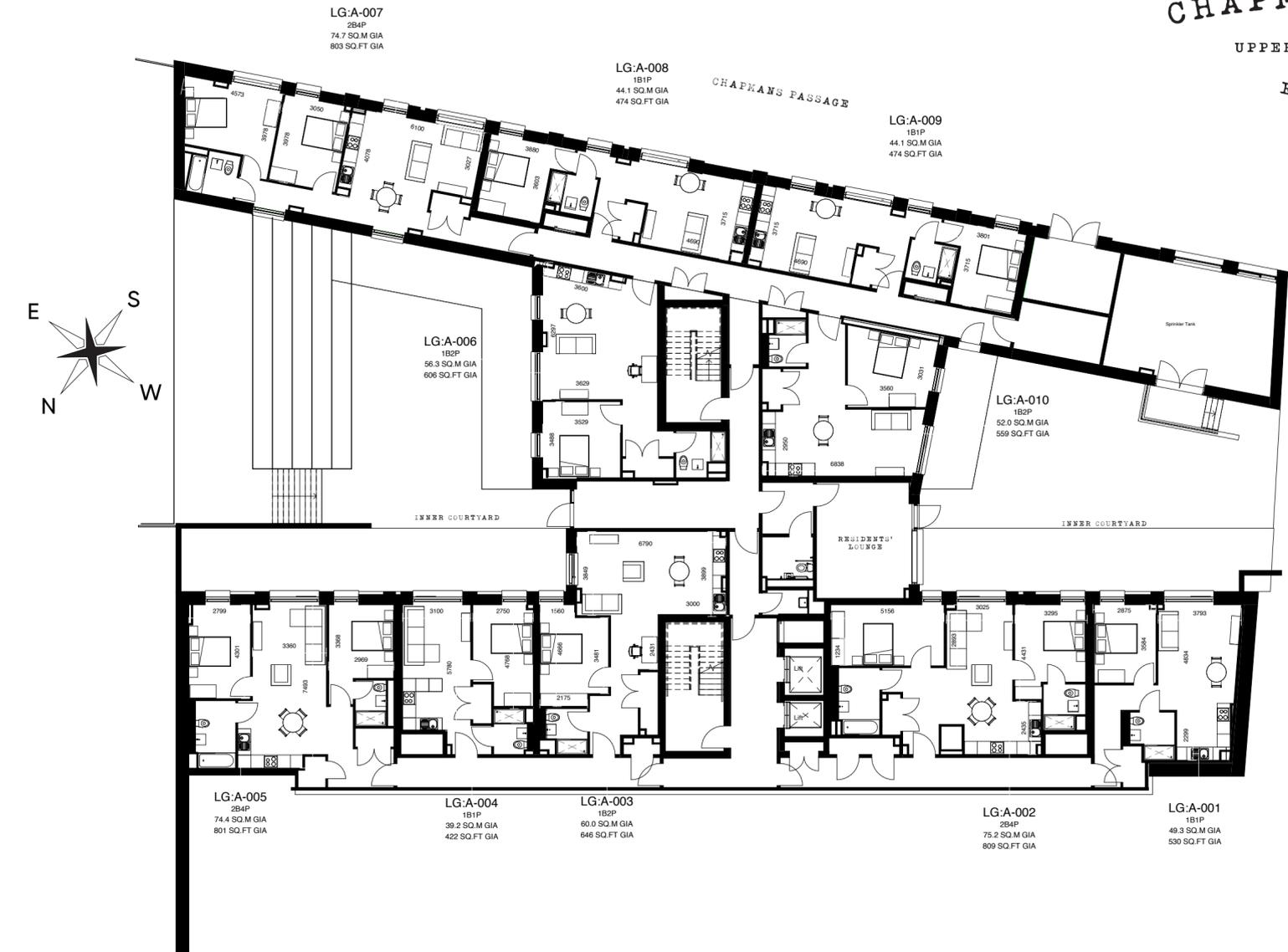
CENTRAL BIRMINGHAM B1

59 x one bed apartments, 47 x two bed apartments, 5 x duplexes

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LOWER GROUND FLOOR

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## GROUND FLOOR

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## FIRST FLOOR

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## SECOND FLOOR

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## THIRD FLOOR

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## FOURTH FLOOR

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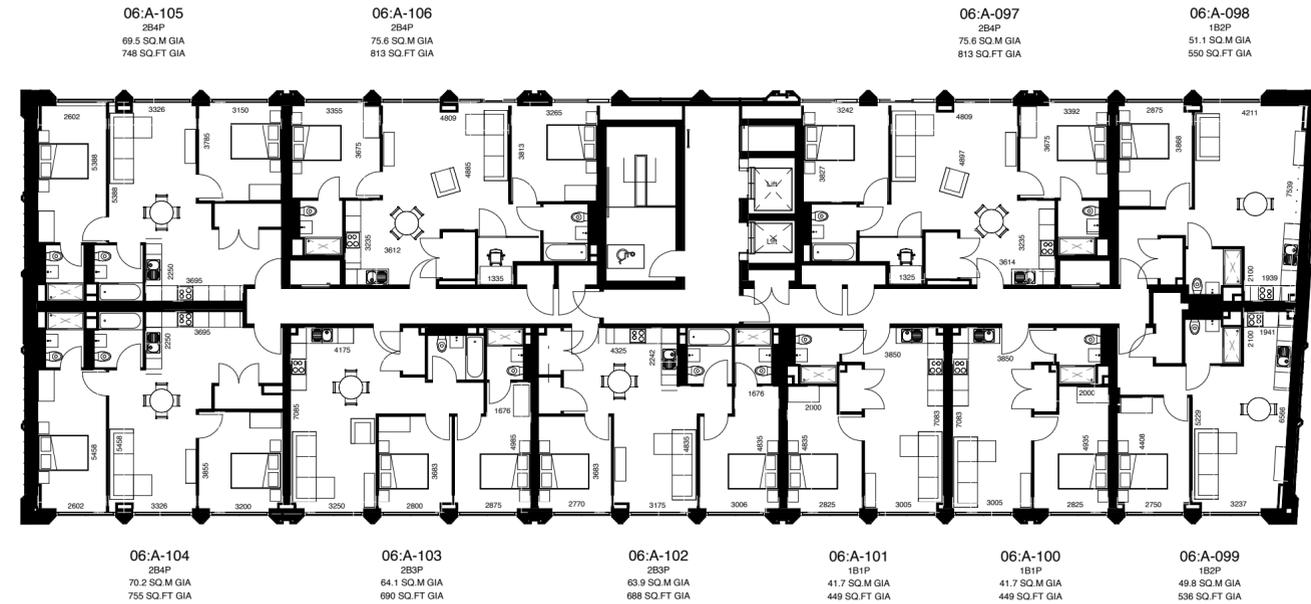


## FIFTH FLOOR

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## SIXTH FLOOR

# APARTMENT INVENTORY

<b>SERVICES</b>	Electric and water to each apartment with drainage connected to mains.
<b>HEATING AND HOT WATER</b>	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.
<b>ELECTRICAL</b>	Brushed stainless steel light switches and sockets incorporating USB points in kitchen and bedrooms for convenient device charging.
<b>KITCHEN</b>	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.
<b>SANITARY WARE</b>	Duravit sanitaryware and Hansgrohe brassware, mains pressure hot water, shower tray and screen in 1 beds, addition of a bath in 2 beds.
<b>DOORS</b>	Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.
<b>LIGHTING</b>	Low energy recessed LED spots to kitchen and bathrooms, under cupboard LED to kitchen, pendants to living room and hall.
<b>FIRE PROTECTION</b>	Fire protection sprinklers throughout including stand-alone smoke/heat detectors.
<b>SKIRTING AND ARCHITRAVE</b>	Pencil round skirting and architrave finished in white egg shell paint.
<b>CERAMIC TILING</b>	High quality ceramic Porcelanosa tiles to bathrooms and part tiled walls in wet areas.
<b>FLOORING</b>	Carpets in bedrooms and LVT throughout other than in wet areas.
<b>ACOUSTICS</b>	Noise reduction measures including acoustic treatment to floors and internal walls and enhanced acoustic ratings to external windows.
<b>DOOR ENTRY</b>	Keypad entry to communal entrance with video intercom access from apartments, with CCTV monitoring of entrances.
<b>TV DISTRIBUTION</b>	Digital aerial and Freeview signal distribution to TV point in living room and bedroom.
<b>TELEPHONE AND DATA</b>	Virgin/BT incoming high speed cable to each individual apartment.



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ELEVATE

## DISCLAIMER

These floor plans are for guidance purposes only and were prepared from preliminary plans and indicative layouts before the completion of the properties. Wardrobes and furniture as shown are not included but are merely a guide and an indication of suggested layout. Please note kitchen and bathroom layouts are also an indicative layout. Please ask for more detailed drawings when available. Prospective purchasers should not rely on this information and must ensure their solicitor checks the plans and specification attached to their contract.

Apartment plans are deemed to be correct but precise details may vary. Internal area is accurate to within 5%

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