

Water Street Court

Jewellery Quarter

B3 1BJ

Asking Price Of **£225,000**

Two Double Bedrooms

Secure, Allocated Parking

En Suite Bathroom

Located Just Off St. Paul's Square



Property Description

DESCRIPTION This modern and well-proportioned 558 sq ft, first-floor apartment is located in the highly sought-after Water Street Court, a secure gated residency located Birmingham's Jewellery Quarter. Complete with allocated parking, a master with en-suite, integrated kitchen appliances, two-doubled bedrooms and two-bathrooms. This apartment is ideal for investment, or a first time buyer.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter, just a few steps from St Paul's Square and close to the canal towpaths. You'll be ideally placed to enjoy the eclectic mix of restaurants, bars, cafes and shops that Birmingham's historic Jewellery Quarter has to offer.

The Central Business District is just a short walk away, as are many of Birmingham's popular amenities including Selfridges, the Bullring shopping centre, Brindley Place and a variety of independent shops and Michelin star restaurants. If you're looking to travel further, Birmingham Snow Hill railway station is a 5 minute walk away, with New Street and Moor Street Stations residing within a 15 minute walk of the property; offering regular links to London, Manchester, Edinburgh and beyond. The property also falls in walking distance of the proposed HS2 station which will allow you to travel to and from the capital in just 49 minutes.

There are brilliant links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 miles distant.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: C

Service Charge: £2,532.00.00 Per Annum.

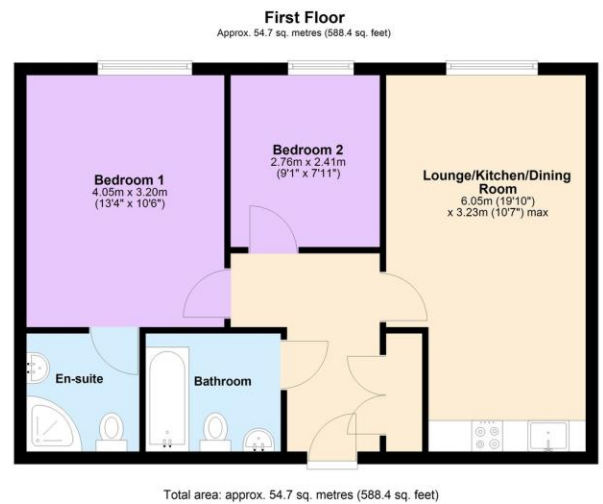
Ground Rent: £350.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 132 Years Remaining.



Floor Layout



Total approx. floor area 588 sq ft (55 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH


James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements