



JQ Rise

Birmingham City Centre

B1 2SU

Offers In Excess Of **£200,000**

One Bedroom Apartment

Private Terrace

Concierge Service

Brand New Development



Property Description

DESCRIPTION Rare to the market, this brand new apartment has its own Private Courtyard Terrace which is a great additional space for morning coffees, alfresco lunches or evening entertaining with friends.

This private terrace leads directly onto a large communal courtyard with recreational areas which is a rare find for a one bedroom city centre apartment.

This is a must view property to see the high quality finishes and the abundance of light and space.

This apartment has a fully intergrated Kitchen with high quality appliances which are all included in the sale price, these include Oven & Hob, Fridge Freezer, Dishwasher and Washing Machine which is housed in a separate utility area.

LOCATION This is a fabulously located apartment situated in the heart of the Jewellery Quarter. Heritage Court is generally regarded as the flagship of the Jewellery Quarter, which is now benefiting from substantial regeneration and extensive restoration while preserving the unique ambience of the area. It has an interesting mix of shops and residential schemes and many of the buildings have been listed because of their historic significance.

The apartment is a very short walk to St. Pauls Square, a lovely green square with bars, restaurants and the popular live music club, the Jam House. Broad Street and Brindley Place are also within walking distance and there one can find a number of bars, high quality restaurants and theatres, the Sea Life Centre, the National Indoor Arena, the International Convention Centre and Symphony Hall, the home of the City of Birmingham Symphony Orchestra.

Tenure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: C

Service Charge: £1,117.32 Per Annum.

Ground Rent: £182.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 104 Years Remaining.



Floor Layout

Ground Floor
Approx. 39.6 sq. metres (426.2 sq. feet)



Total area: approx. 39.6 sq. metres (426.2 sq. feet)

Total approx. floor area 426 sq ft (40 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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