



## Camden House

Jewellery Quarter

B1 3BH

Asking Price Of **£150,000**

*Stunning One Bedroom Apartment*

*Second Floor Apartment*

*449 Sq. Ft.*

*No Upward Chain*



## Property Description

**DESCRIPTION \*\*EWS1 FORM GRANTED\*\*** Camden House is a stunning residential development in Birmingham's vibrant Jewellery Quarter, set within the new St George's Urban Village scheme. The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. Each apartment has been crafted in both layout and specifications. The emphasis is on the luxury design and the clean contemporary lines without compromising attention to detail. The apartment briefly comprises of:- An entrance hall, open plan living & kitchen are, family bathroom & Master bedroom.

**LOCATION** The development itself has luxuries including a comprehensive concierge service, on site residents gymnasium and post room. Camden House was brought to you by Birmingham's leading developer Seven Capital and creates the perfect either buy to let investment or urban home.

Birmingham has been named the most investable City in the UK for a second year running. With the major schemes such as HS2 and the Curzon Street regeneration, Birmingham is rapidly becoming one of the most sought after locations and set to be in the top ten best places to invest money on the continent.

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band:** C

**Service Charge:** £1,600.00 Per Annum

**Ground Rent:** £350.00 Per Annum

**Length of Lease:** 119 Years Remaining



## Floor Layout



Total area: approx. 41.8 sq. metres (449.6 sq. feet)

Total approx. floor area 449 sq ft (42 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	85 B	85 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*  
**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