



## St. Pauls Place

Jewellery Quarter

B3 1FQ

Asking Price Of £250,000

*Two Spacious Double Bedrooms*

*725 Sq. Ft.*

*Juliette Balcony*

*Secure, Allocated Parking Space*



## Property Description

**DESCRIPTION** A fantastic two-bedroom apartment situated in the prestigious St. Pauls Place Development, this well-appointed apartment is offered with no upward chain! The property is nestled in the heart of the jewellery quarter on St Pauls Square, within easy reach of Birmingham City Centre and with easy access to New Street Station.

The property features a spacious open plan living/dining room with fully fitted kitchen, master bedroom with en-suite, second double bedroom and family bathroom.

The development also benefits from 24 hour concierge. This is a rare opportunity to procure a fantastic apartment in an incredibly popular development, in Birmingham's most popular area. A must view to avoid disappointment.

**LOCATION** The property is located in the heart of Birmingham's Jewellery Quarter, just off St Paul's Square and close to the canal towpaths.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** 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.

**Tenure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Service Charge -** £3,265.00 Per Annum

**Ground Rent -** £390.70 Per Annum

**Ground Rent Review Period -** Reviewed every 10 years in line with RPI



## Floor Layout

**Fifth Floor**  
Approx. 67.4 sq. metres (725.2 sq. feet)



Total area: approx. 67.4 sq. metres (725.2 sq. feet)

Total approx. floor area 725 sq ft (67 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69   C	79   C
39-54	E		
21-38	F		
1-20	G		