

# Heritage Court, Warstone Lane

Jewellery Quarter

B18 6HP

Asking Price Of **£350,000**

*Three Bedroom Duplex*

*Jewellery Quarter*

*Main Bathroom & Shower Room*

*Secure Gated Parking*



### Property Description

**DESCRIPTION** A superb three bedroom DUPLEX APARTMENT within the heart of the historic Jewellery Quarter in one of the areas most popular developments-Heritage Court. This property is laid out over two floors-totalling over 1000 square feet-with aspect on to Regents Parade, with ground level accommodation including spacious living area, separate kitchen, bedroom, shower room and the bonus of a lobby area, complimented upstairs by two further double bedrooms, family bathroom-complete with shower above bath and the luxury of an integrated TV. A key feature is the secure gated parking space.

Heritage Court itself boasts a concierge service on site, gated underground parking and secure intercom access, all for residents convenience and re-assurance, located close to the Golden Square, Jewellery Quarter train and metro stations and of course in the heart of boutiques and independent coffee shops and eateries which make the area so quaint and popular. Offered with no upward chain

**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.

**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 - E**

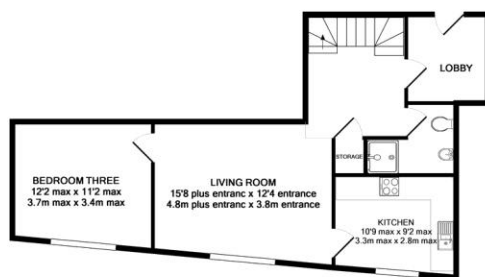
**Service Charge - £7,101.46 per annum**

**Ground Rent - £100.00 per annum**

**Length of Lease - 105 Years Remaining**



### Floor Layout



TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 SQ.M.)

Total approx. floor area 1,024 sq ft (95 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		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		