



Floor Layout



Total area: approx. 120.6 sq. metres (1297.8 sq. feet)

Total approx. floor area 1,297 sq ft (120 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Ludgate Lofts

17 Ludgate Hill

B3 1DW

Asking Price Of £395,000

- Two-Bedroom Penthouse Apartment
- 1297 Sq. Ft.
- Secure, Allocated Parking
- Underfloor Heating





**Ludgate Lofts,
17 Ludgate Hill, Jewellery Quarter, B3 1DW
Asking Price Of £395,000**



Property Description

DESCRIPTION

A superb, recently refurbished, two-bedroom penthouse apartment that offers the very epitome of City living. The property features, new oak flooring in the living with underfloor heating, a new designer kitchen, bespoke handmade thermal and blackout blinds in all rooms, a new electric boiler & pitched ceilings. The property spans over two floors of accommodation, with a terrace running the full length of the property with open aspect City views. The property boasts a secure, allocated parking space making this a simply must see.

LOCATION

Whilst internal viewing is a must, its the proximity to the City's financial district and amenities that make it a fantastic location in which to live. A short walk will find you to everywhere from cafes, plethora of restaurants and galleries of St Paul's Square and Jewellery Quarter, to the shopping heartbeat of Grand Central and The Mailbox...not to mention New Street/Snow Hill stations and road links a stones throw. City Centre living at its very best.



REASSURINGLY LOCAL



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 - E

Service Charge - £4,320.00 Per Annum

Ground Rent - £140.00 Per Annum

Ground Rent Review Period - TBC

Length of Lease - 98 Years Remaining.

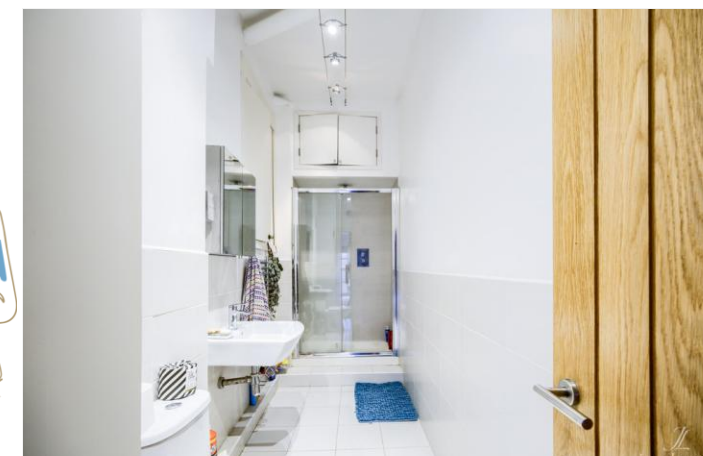
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Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



**To book a viewing
of this property:**

Call:
0121 6044060

Email:
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