



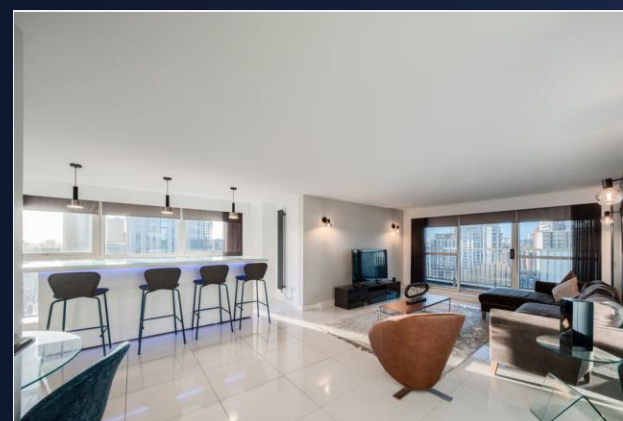
Floor Layout



Total area: approx. 144.3 sq. metres (1552.7 sq. feet)

Total approx. floor area 1,552 sq ft (144 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.



Queens College Chambers

38 Paradise Street  
B1 2AH

Offers Over £500,000

- Penthouse Apartment
- Balcony with City Centre Views
- Two Double Bedrooms
- 1556 Sq. Ft.





**Queens College Chambers,  
38 Paradise Street, Birmingham City Centre, B1  
2AH**  
**Offers Over £500,000**

### Property Description

*DESCRIPTION* Welcome to this stunning two-bedroom, two-bathroom penthouse apartment located in the prestigious Queens College Chambers, with a beautiful Grade II Listed frontage. Boasting a perfect blend of historic charm and modern luxury, this exceptional apartment offers a rare opportunity to reside in one of the most sought-after addresses in the city centre. Benefiting from concierge, communal terrace, lift access and a private wrap round balcony boasting unparalleled city centre views.

*LOCATION* Situated in between the two most popular locations - The Mailbox and The Financial district. The development overlooks the City's famous Victoria Square and houses a slick concierge service. The area has recently under gone masses of structural improvement with direct tram lines operating frequently on the door step. Also expected to join the spot are an array of new office spaces, restaurants and bars.

*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.

*Temure:* Leasehold

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

*Local Authority:* Birmingham City Council



*Council Tax Band:* E

*Service Charge:* £5,736.00 Per Annum.

*Ground Rent:* £199.00 Per Annum

*Ground Rent Review Period:* TBC

*Length of Lease:* 101 Years Remaining.

*To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-*

*Free Valuation:* Please contact the office on to make an appointment.

*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.

*Further Material Information:*

*Part A*

*Council Tax / Domestic Rates:* E

*Asking price:* £500,000.00

*Temure\*:* Leasehold

*Part B*

*Property type:* Apartment

*Property construction:* Purpose built.

*Number and types of room:* two bedroom apartment

*Electricity supply:* Mains.

*Water supply:* Mains.

*Sewerage:* Mains.

*Heating:* Electric

*Broadband:* We recommend you complete your own investigation.

*Mobile signal/coverage:* We recommend you complete your own investigation

*Part C*

*Building safety:* Please seek confirmation from your solicitor.

*Restrictions:* N/a.

*Rights and easements:* N/a.

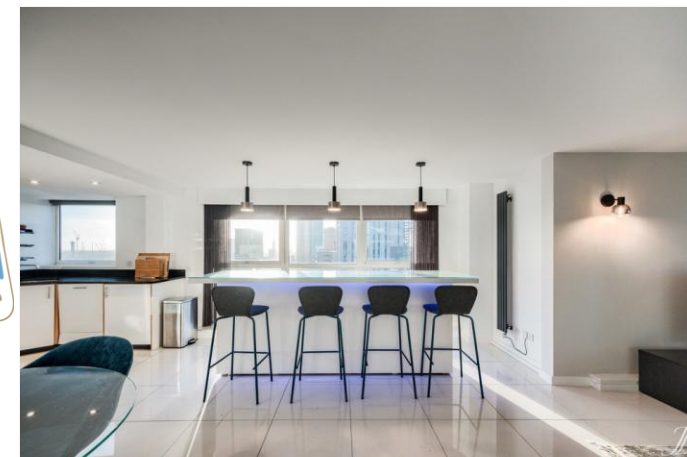
*Flood risk:* N/a.

*Coastal erosion risk:* N/a.

*Planning permission:* N/a.

*Accessibility/adaptations:* N/a.

*Coalfield or mining area:* N/a.



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

**Call:**  
0121 6044060

**Email:**  
info@jameslaurenceuk.com

