



Wexler Lofts

Jewellery Quarter

B1 3AQ

Asking Price Of **£290,000**





Property Description

DESCRIPTION Located in the heart of Birmingham's Jewellery Quarter, this stunning two-bedroom, two-bathroom duplex apartment in Wexler Lofts blends industrial charm with modern design. Spread over 1,017 sq ft, it features high ceilings, a redecorated modern interior, and large windows offering plenty of natural light. The apartment also includes secure, allocated parking

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter. The Jewellery Quarter is a designated conservation area and proposed World Heritage Site. It is already a prestigious and highly desired part of Birmingham. Currently undergoing further redevelopment, many of the old factories are converted into stylish apartments, restaurants and shops. Within only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District, Bullring Shopping Centre and transport links such as New Street Station

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: D

Service Charge: TBC

Ground Rent: £250.00 Per Annum (For the Apartment)

& £50.00 Per Annum (For the Parking). So in total £300.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 103 Years Remaining



Floor Layout



Total area: approx. 94.5 sq. metres (1017.7 sq. feet)

Total approx. floor area 1,017 sq ft (94 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	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		