



# 346 St Pauls Place

Jewellery Quarter

B3 1FQ

**£825 pcm**

*Studio Apartment*

*333 Sq. Ft.*

*Third Floor Apartment*

*24-Hour Concierge Service*



## Property Description

**DESCRIPTION** A gorgeous third floor studio apartment on the doorstep of the stunning St Paul's Church. Consisting of kitchen/lounge, bedroom and bathroom, this property is situated in a central location close to local amenities. A wonderful investment opportunity in the historic Jewellery Quarter.

**Furnished and available NOW!**

**LOCATION** This property is located on St Paul's Square, home to St Paul's Church and a number of bars and restaurants. Whether you're looking for post dinner drinks at The Boogie Shed or Actress and Bishop, or dinner at Pasta Di Piazza or Cucina Rustica, the area is inundated with gorgeous food and drink. The Jewellery Quarter is home to countless independent jewellers, gift shops and antique dealers, making it perfect for an afternoons stroll. If you're a fan of history and theatre you're in luck too, with Birmingham Museum and the Repertory theatre both under a 15 minute walk away.

For travel amenities, you're a short distance from New Street, Snow Hill and Jewellery Quarter train stations, and a short drive from Birmingham's ring road.

**Notice:** All measurements are approximate, and photographs/images provided for guidance only and may not accurately represent the property.

**Agents Note:** All material information stated below has been agreed/ confirmed with our client, we would request all information to be verified by the interested applicant with a James Laurence Estate Agent Employee prior to proceeding forward with an application.

**Rental Per Month:** £825.00

**Deposit Amount To Be Held In The Deposit Protection Service (DPS):** £951.92  
Further information regarding the scheme can be found here: [Custodial terms and conditions | DPS\(depositprotection.com\)](https://www.dps.org.uk/custodial-terms-and-conditions)

## Floor Layout

**First Floor**  
Approx. 31.8 sq. metres (342.5 sq. feet)



Total area: approx. 31.8 sq. metres (342.5 sq. feet)

**Total approx. floor area 333 sq ft (31 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		
39-54	E		
21-38	F		
1-20	G		



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