



## Water Street Court

Jewellery Quarter

B3 1BJ

Asking Price Of **£190,000**

*Spacious Double Bedroom*

*Third Floor Apartment*

*Intercom Entry System*

*Lift Access*





## Property Description

**DESCRIPTION** This gorgeous third floor apartment boasts spacious living throughout, lift access and no upwards chain!

With an abundance of natural light, this spacious, well-maintained apartment comes with fully fitted kitchen, a large double bedroom, and a family bathroom. All rooms feature double glazed floor to ceiling windows and are neutrally decorated throughout.

Upon entering the apartment, the inviting entrance hallway offers ample storage and is fitted with carpet flooring. Moving into the large open plan kitchen/lounge there is a tastefully fitted kitchen with matching cream wall and base units. Integrated appliances include a fridge/freezer, oven with hob and extractor fan over, along with a one bowl sink and drainer. There are floor to ceiling windows within this room along with two electric heating radiators.

The master bedroom also benefits from ample space for additional wardrobes and drawers. It is fitted with a floor to ceiling window, carpet flooring and an electric heating radiator.

The bathroom is fitted with a matching white suite, comprising of; w/c, wash hand basin and bath with shower over. There is tiled flooring, a heated towel rail and a feature mirror.

Externally, there is lift access and well-maintained communal areas. The apartment also benefits from a concierge facility as well as a newly installed remote intercom system; allowing the residents to answer their intercom from their mobile phones.

**LOCATION** The property is located in the heart of Birmingham's Jewellery Quarter, just a few steps from St Paul's Square and close to the canal towpaths. You'll be ideally placed to enjoy the eclectic mix of restaurants, bars, cafes and shops that Birmingham's historic Jewellery Quarter has to offer.

The Central Business District is just a short walk away, as are many of Birmingham's popular amenities including Selfridges, the Bullring shopping centre, Brindley Place and a variety of independent shops and Michelin star restaurants. If you're looking to travel further, Birmingham Snow Hill railway station is a 5 minute walk away, with New Street and Moor Street Stations residing within a 15 minute walk of the property; offering regular links to London, Manchester, Edinburgh and beyond. The property also falls in walking distance of the proposed HS2 station which will allow you to travel to and from the capital in just 49 minutes.

There are brilliant links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 miles distant.

Tenure: Leasehold  
Local Authority: Birmingham City Council  
Council Tax Band - B  
Service Charge - £1570.29 per annum  
Ground Rent - £300 per annum  
Ground Rent Review Period - Reviewed every 20 years.  
Length of Lease - 133 Years Remaining



## Floor Layout



Total area: approx. 42.5 sq. metres (457.7 sq. feet)

Total approx. floor area (457.7sq.ft)

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	79 C	84 B
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*