









Miller Apartments

Jewellery Quarter

REASSURINGLY LOCAL

B3 1QS

Asking Price Of £220,000

Located on St Paul's Square Secure Gated Residency 673 Sq. Ft. Secure Allocated Parking in Gated Car Park





Property Description

DESCRIPTION This stylish one badroom apartment located in the sought-after Miller Apartments, benefits from secure, allocated parking and a modern finish. Enjoyviews of the iconicSI Paul's Church on SI Paul's Square, all from the comfort of your living room. This residence offers a perfect blend of contemporary design and historic charm, all whilst being situated within a secure, gated residency.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter, on St Rul's Square which is thriving with manypopular coffee shops, bars and resturants. The Jewellery Quarter is a designated conservation area and proposed World Heritage Siteand is already a prestigious and highly desired part of Birmingham. It is only a short distance to all that Birmingham Gity Contrehasto offer including the Colmore Business District II offers great transport links, being a 10-minute walk to the city centre, a 10 minute walk to Snow Hill Tran Station, a 15 minute walk to Birmingham New Street Train Station.

HALLWAY The property offers a spacious hallway with nustic wooden floorboards, leading to the below rooms. The property has an electric alarm system, situatal in the hallway.

OPEN PLAN KITCHEN & LIVING AREA The beautifully presental open plan living room/dining room offers floor to ceiling windows, which look directly onto the iconic St Pauls Church. Whilst the views can be enjoyed from inside, all windows are fitted with privacy film

KITCHEN AREA The bright fully fitted kitchen includes an electric oven, four ring electric hob, extractor, integrated fridge integrated freezer and washing machine which remain in the property.

BEDROOM ONE/MASTER BEDROOM Spacious carpeted double badroom with fitted mirrored wardrobes and an electric radiator. This badroom benefits from large windows, fitted with privacy film, which overlook the courtyard garden.

SECOND RECEPTION ROOM/ STUDY The second any eted reception nom/ study provides a further spacious room, which and be utilised as a workspace if desiral. It benefits from mirrored sliding doors lading into the spacious and light open plan living area.

BATHROOM The generous bathroom houses a 3-piece suite with a large walk-in shower.

UTILITY CUPBOARD The utility aupboard houses the water tank for the property, providing a large storage area.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of he electrical, central haiting or sanitary ware applances. Purchasers should make their own investigations as to the workings of the relevant items. Foror plans are for identification purposes only and not to saile. All room measurements and milages 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 hepurchaser's chosen solicitor.

Fixtures and Fittings: All hose items mentioned in hese particulars by way of fixtures and fittings are deemed to be included in he sale price. Othors, if any, are excluded. However, we would always advise hat this is confirmed by the purchaser at the point of offer.

Tenure: Lasehold

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

Local Authority: Birmingham City Council

Council Tax Band: D

Service Charge: £2,497.56 Per Annum

Ground Rent: £256.00 Per Annum

Ground Rent Review Period: TBC

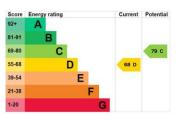
Length of Lease: 106 Years Remaining



Total approx. floor area 673 sq ft (63 sq m)

Floor Layout

Whilst every att empt 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 shauld 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.



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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



Bedroom 1 2.59m (8'0') x 4.54m (14'11') max Bedroom 2 2.70m x 2.91m (8'10' x 97')