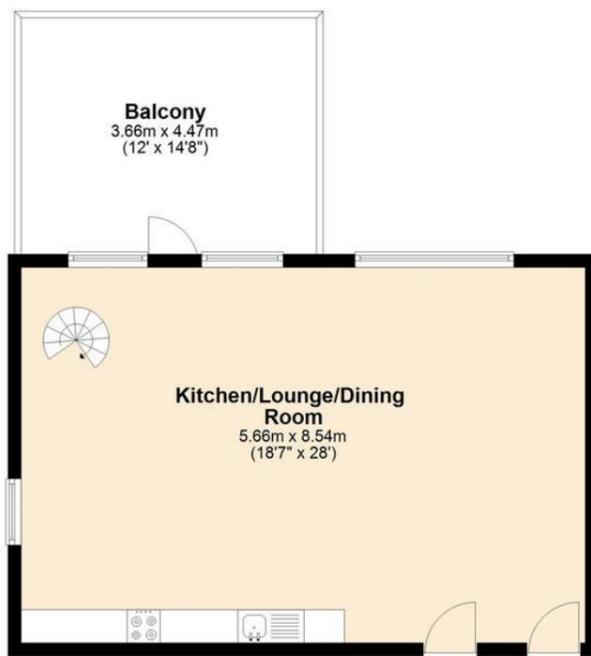




Floor Layout

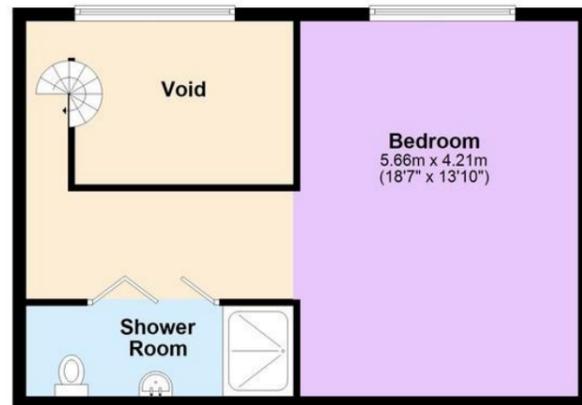
Fourth Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



Top Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Total approx. floor area 934 sq ft (87 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.



Ludgate Lofts Apartments

17 Ludgate Hill

B3 1DW

£325,000

- Penthouse Apartment
- 934 Sq. Ft.
- Roof Terrace
- Secure, Allocated Parking Space





Ludgate Lofts Apartments, 17 Ludgate Hill, Jewellery Quarter, B3 1DW

£325,000



Property Description

DESCRIPTION Stunning Mezzanine One-Bedroom Penthouse in Ludgate Lofts
Welcome to this exceptional and spacious one-bedroom mezzanine penthouse, located in the highly sought-after Ludgate Lofts development, just off St Paul's Square in the heart of the Jewellery Quarter. This unique apartment beautifully blends character and modern living, featuring high ceilings, and a contemporary open-plan living/kitchen area. The property also benefits from a mezzanine level, a double bedroom with fitted wardrobes, a stylish family bathroom with separate shower, and a large private terrace-perfect for outdoor entertaining. Additional highlights include a modern specification kitchen and secure allocated parking. A must-see property offering the very best in city living.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter, just off St Paul's Square and close to the canal towpaths.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

Transport: There are good 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. With the growing network links within Birmingham, the property is well situated with be located 100m away from Snow Hill Station.

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.

Tenure: Leasehold



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

Local Authority: Birmingham City Council

Council Tax Band: D

Service Charge: £3,463.06 Per Annum.

Ground Rent: £174.96 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 99 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

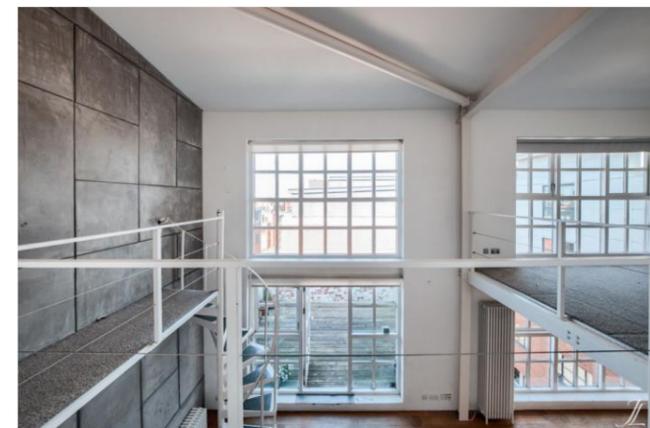
Council Tax / Domestic Rates: D
Asking price: £325,000.00
Tenure*: Leasehold

Part B

Property type: Apartment
Property construction: Purpose built.
Number and types of room: one 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
Parking: YES

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.
Energy Performance Certificate (EPC):** C



To book a viewing
of this property:

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

