



Farthing Court

Jewellery Quarter

B1 3JR

Asking Price Of **£265,000**

Duplex Apartment

Short Walk From St Paul's Square

Two Double Bedrooms

Integrated Appliances



Property Description

DESCRIPTION Stylish two-bedroom duplex apartment in the heart of the Jewellery Quarter, located on Graham Street. This stunning apartment offers a perfect blend of contemporary living and historical charm. The open-plan layout features large windows that flood the space with natural light, fitted with a modern kitchen and a redecorated interior.

LOCATION Farthing Court offers the very epitome of offers of city centre living, locate within the popular Jewellery Quarter and cusp of St Pauls Square, offering ease of access to New Street and Snow Hill train and stations. A plethora of city amenities include a short walk to Birmingham city centre's bustling financial district and Grand Central, Bullring shopping and the Mailbox and still convenient to the new Hs2 site beyond, with the immediate A38 link with ease of access to M6 motorway.

Whatever you fancy doing its likely you'll find it close to hand, from dining in one of the six Birmingham Michelin starred restaurants, to local independent bars, through to the many entertainment venues; the O2 Academy; the NIA; Symphony Hall; Hippodrome and Town Hall are all within walking distance.

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: C

Service Charge: £1,296.00 Per Annum.

Ground Rent: £0.00 Per Annum

Ground Rent Review Period: TBC



Floor Layout



Total area: approx. 56.8 sq. metres (611.4 sq. feet)

Total approx. floor area 611 sq ft (57 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	72 C	77 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 and 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