

Wexler Lofts

Jewellery Quarter

B1 3AQ

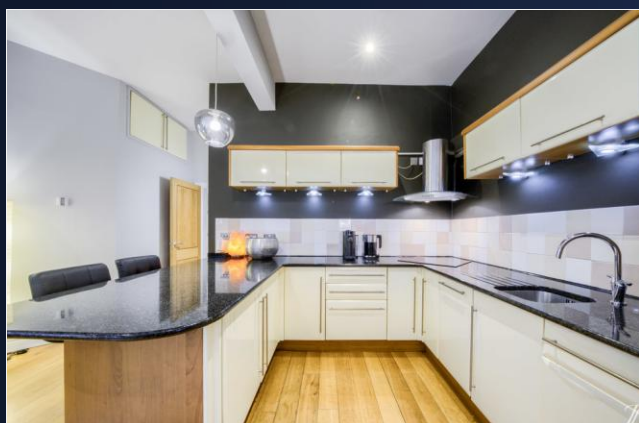
Offers Over **£250,000**

Loft Style Apartment

Two Double Bedroom Apartment

772 Sq. Ft.

Secure & Allocated Parking





Property Description

DESCRIPTION James Laurence are pleased to present an immaculately presented, individual designed two bedroom loft apartment in the sought after Wexler lofts development. The property spans over 772 Sq. Ft. and comprises of:- An entrance hall, open plan living & kitchen area, master bedroom with built in wardrobes, family bathroom, second double bedroom and boasts a secured, allocated parking space.

The property also benefits from a whirlpool bath, large picture windows, high ceilings, underfloor heating in addition to wall heaters and a daytime concierge service. A must view to avoid disappointment!

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter. The Jewellery Quarter is a designated conservation area and proposed World Heritage Site. It is already a prestigious and highly desired part of Birmingham. Currently undergoing further redevelopment, many of the old factories are converted into stylish apartments, restaurants and shops. Within only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District, Bullring Shopping Centre and transport links such as New Street 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: £2490.00 Per Annum

Ground Rent: £250.00 Per Annum (For the Apartment) & £50.00 Per Annum (For the Parking). So in total £300.00 Per Annum.



Floor Layout



Total area: approx. 71.7 sq. metres (772.0 sq. feet)

Total approx. floor area 772 sq ft (72 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 | 81 B | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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JL
James Laurence

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