



# Water Street Court

Jewellery Quarter

B3 1BJ

Offers In Excess Of **£299,950**

*Penthouse Apartment*

*Large Sit-Out Balcony*

*Two Double Bedrooms*

*Secure Allocated Parking in Gated Car Park*





### Property Description

**DESCRIPTION \*\*NO CHAIN\*\*** This sought-after, stunning top floor penthouse apartment boasts breath-taking views of St Paul's Square from its fantastic 47ft long balcony. Sold with no chain, this ready to move in apartment is ideally located within the heart of the Jewellery Quarter and benefits from being situated in a gated development with secure parking and lift access.

With an abundance of light, the spacious well-maintained apartment comes with fully fitted kitchen, two large double bedrooms (one of which is en-suite), and a family bathroom. All three main rooms feature double glazed sliding doors leading onto the balcony to enjoy a fabulous outdoor entertaining space, as well as offering reams of natural light into the property.

Upon entering the apartment, the inviting entrance hallway offers ample storage and is fitted with beautiful, dark wood flooring, and an electric heating radiator. Moving into the spacious open plan kitchen/lounge there is a tastefully fitted kitchen with matching white wall and base units. Integrated appliances include a fridge/freezer, dishwasher, oven with hob and extractor fan over, along with a one bowl sink and drainer.

Looking out from the lounge, the custom-made roman blind frames the window with views of the city, with a contrasting view through the sliding doors leading to the spacious, full length balcony overlooking St Paul's Square.

The master bedroom benefits from an ensuite shower room, fitted with a matching white suite comprising of, w/c, wash hand basin, double width shower and a chrome towel rail. The bedroom contains beautiful carpets, and blinds. The main bathroom is also fitted with a matching white suite, comprising of a w/c, wash hand basin, bath with mixer taps and shower over, along with a chrome towel rail.

The second double bedroom boasts versatility with an alternative use as an office and guest bedroom, with space for both a double bed and desk. The room is fitted with carpet, an electric radiator, and fitted blinds.

External to the apartment, 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. This property is not to be missed.

Call now to arrange a viewing.

**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.

**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:** £3,059.00, per annum

**Ground Rent:** £350 per annum

**Ground Rent Review Period:** 2026 then every 20 years

**Length of Lease:** 132 Years Remaining



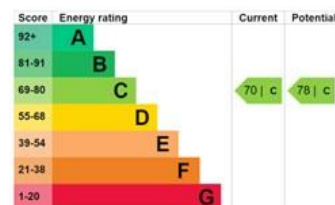
### Floor Layout



Total area: approx. 68.2 sq. metres (734.6 sq. feet)

Total approx. floor area 735 sq ft (68 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.



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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.