



# Spencer Point Northampton St Jewellery Quarter

B18 6DX

Offers In Excess Of **£200,000**

*Second Floor Apartment*

*Lift Access*

*Unique Development*

*Secure Intercom Entry System*



### Property Description

**DESCRIPTION** This expansive, two double bedroom apartment is situated within a prime location in Birmingham City Centre. This development couldn't be better placed for easy access to the array of popular bars and restaurants that are unique to the Jewellery Quarter.

The apartment itself benefits from an entrance hall, ample storage, open plan kitchen and living area with large aspect windows, a generously sized double bedroom with fitted wardrobes and an equally sizable second bedroom/dining room with double doors opening to the kitchen/diner. There is a great sized family bathroom and beautiful floor to ceiling windows throughout.

With lift access, secure intercom entry system and benefitting further from secure, allocated parking within the development.

**LOCATION** 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. Metalworks is located in the heart of this historic district.

**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 - £2,046.12 Per Annum**  
**Ground Rent - £250 Per Annum**  
**Length of Lease - 111 Years Remaining**



### Floor Layout



Total area: approx. 58.3 sq. metres (627.3 sq. feet)

Total approx. floor area 627 sq ft (58 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	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		