



St Pauls Place

Jewellery Quarter

B3 1FQ

Asking Price Of **£195,000**

Stunning One-Bedroom Apartment

606 Sq. Ft.

Third Floor

Secure & Allocated Parking



Property Description

DESCRIPTION **EWS1 FORM GRANTED** This well presented third floor, one bedroom spacious apartment in St. Paul's House on St. Paul's Square in the Jewellery Quarter is being offered for sale. Briefly comprising of entrance hall, large storage room, open plan lounge and kitchen with built-in appliances and floor to ceiling window offering excellent natural light, double bedroom with fitted sliding door wardrobe and a modern fitted family bathroom. Also with the added luxuries of a secure allocated parking space, concierge service and being within close proximity of the amenities of the City Centre.

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.

JAMES LAURENCE ESTATE AGENTS 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 - B

Service Charge - £2,454.80 Per Annum

Ground Rent - £390.70 Per Annum

Length of Lease - 112 Years Remaining.



Floor Layout



Total area: approx. 56.3 sq. metres (606.0 sq. feet)

Total approx. floor area 606 sq ft (56 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		