

Heritage Court

Jewellery Quarter

B18 6HU

Offers Over **£230,000**

Two Double Bedrooms

Refitted Kitchen with Integrated Appliances

Solid Oak Flooring

Large Balcony



Property Description

DESCRIPTION Beautifully refurbished throughout, this immaculate two bedroom apartment benefits from solid oak flooring, a high specification kitchen with integrated appliances and a lovely sit-out balcony fitted with an outdoor heater.

Entering into the property you are welcomed by the spacious entrance hallway with access to each room and a useful storage cupboard. This property comprises of a large, open plan kitchen/lounge/diner with access to the beautiful sit out balcony. The kitchen is fitted with fantastic integrated appliances and is thoughtfully designed to allow for maximum storage.

The second bedroom is a spacious double bedroom overlooking the balcony. There is a separate family bathroom and the master bedroom. The master bedroom of this property is equally as impressive as the remainder of the property, fitted with quadruple wardrobes for optimum storage, access to the balcony and an ensuite shower room.

Offered with no upwards chain and secure, allocated parking.

LOCATION This is a fabulously located apartment situated in the heart of the Jewellery Quarter. Heritage Court is generally regarded as the flagship of the Jewellery Quarter, which is now benefiting from substantial regeneration and extensive restoration while preserving the unique ambience of the area. It has an interesting mix of shops and residential schemes and many of the buildings have been listed because of their historic significance.

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.

Tenure: Leasehold

Council Tax Band: D

Service Charge: £5,185.82 Per Annum.

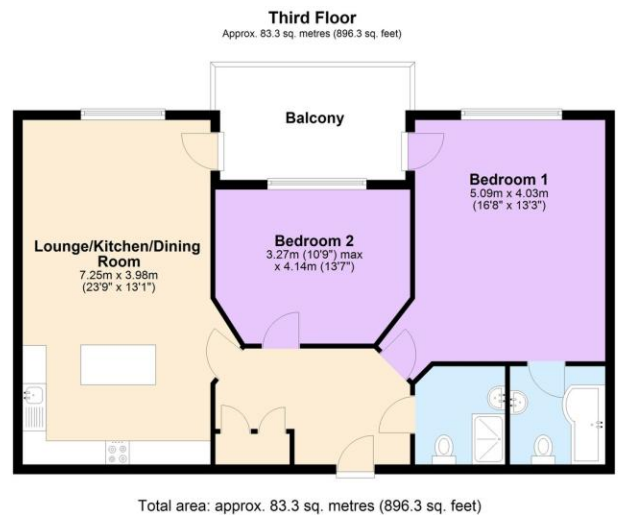
Ground Rent: £100.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 103 Years Remaining.



Floor Layout



Total approx. floor area 896 sq ft (83 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		74 C
55-68	D	63 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