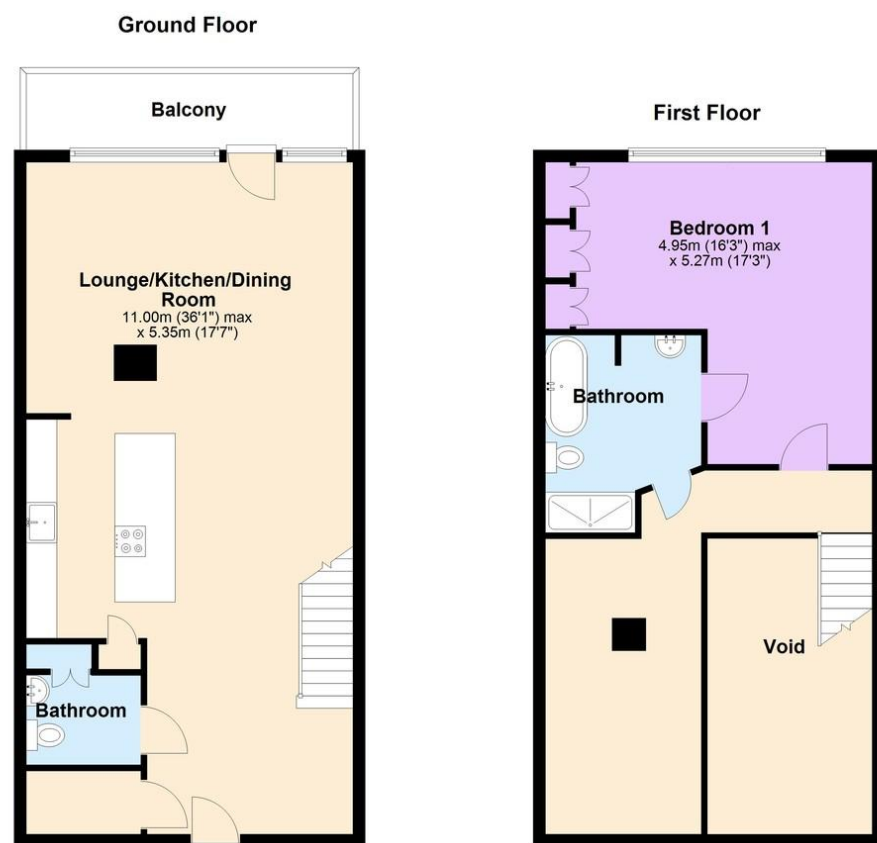




Floor Layout



Total approx. floor area 1,140 sq ft (106 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 not 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.



Amazon Lofts

9 Tenby Street

B1 3AJ

Offers In Excess Of £250,000

- One-Bedroom Apartment
- Duplex, Loft Style
- 1140 Sq. Ft.
- Secure, Allocated Parking Space





Amazon Lofts, 9 Tenby Street, Jewellery Quarter, B1 3AJ Offers In Excess Of £250,000



Property Description

DESCRIPTION James Laurence Estate Agents are excited to present this unique and special duplex apartment in the highly sought-after Amazon Lofts development, situated in the heart of Birmingham's Jewellery Quarter.

This impressive property offers a sense of spaciousness with its high ceilings and open-plan loft-style layout. Key features include:

- A downstairs WC with built-in storage units.
- A newly fitted, bespoke kitchen complete with an island and plenty of cupboard space.
- A generously sized lounge/dining area, perfect for entertaining or relaxing, with access to a private balcony overlooking a quiet internal courtyard.
- Upstairs, a large bedroom with full-length sliding door wardrobes, offering abundant storage.
- A newly fitted Jack and Jill bathroom with both a freestanding bath and shower cubicle, designed with modern finishes.

The apartment also benefits from a versatile second-floor space that can be adapted to suit your needs, whether as an office, additional storage, or a leisure area

Additional highlights of the property include:

- Secure, allocated parking space.
- Concierge service, adding convenience and peace of mind

This stylish apartment is perfect for those looking for a blend of modern living with the charm of Birmingham's Jewellery Quarter.

Contact us for more details or to arrange a viewing.



LOCATION Located in the popular Jewellery Quarter area of the City and within walking distance to the bars and restaurants of Brindley Place as well as transport links such as Snow Hill train station and the Jewellery Quarter tram stop. Also just a 20 minute walk via Newhall Street to Grand Central train station and The Bullring. This is the perfect location for those that enjoy peace and quiet yet do not wish to be far away from the action.

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: E

Service Charge:

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

Ground Rent Review Period: TBC

Length of Lease: 103 Years Remaining

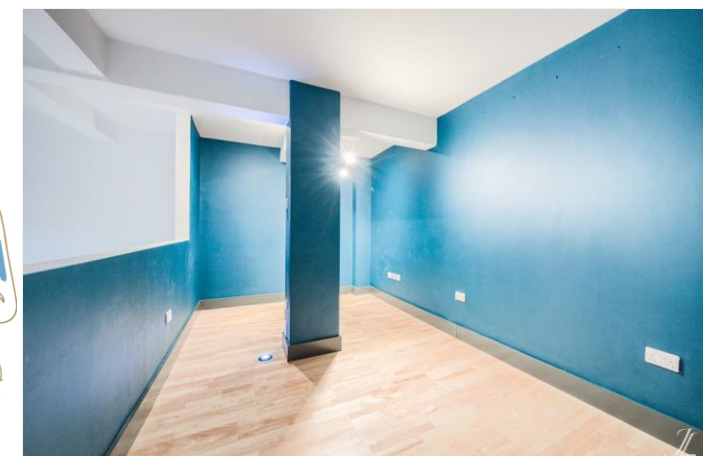
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing of this property:

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

