



Treasure House

Jewellery Quarter

Birmingham

B1 3ER

Asking Price Of £160,000

Modern One-Bedroom Apartment

Central Jewellery Quarter Location

First Floor

Spacious Open Plan Living Area

Modern Finish



Property Description

DESCRIPTION Introducing a stylish and contemporary first floor one-bedroom apartment set within the prestigious Treasure House development in the heart of Birmingham's Jewellery Quarter.

Inside, the apartment benefits from a modern kitchen with integrated washer/dryer, dishwasher, microwave, and oven with an induction hob, and LED downlighting. The bathroom is fitted with Limestone ceramic tiled flooring, Grohe ceramic sanitaryware and a Tempesta shower system over the bath with screen and White Satin tiling. The kitchen/living area features luxury wood vinyl flooring, whilst the bedroom has carpet. The has an internal floor space of 597sqft and benefits from dual aspect windows allowing plenty of natural light.

Treasure House benefits from secure gated access with audio intercom in all apartments, there is CCTV in the communal areas and lift access.

LOCATION Treasure House is located in the heart of Birmingham's Jewellery Quarter. The Jewellery Quarter is a designated conservation area and proposed World Heritage Site. It is already a prestigious and highly desired part of Birmingham. Currently undergoing further redevelopment, many of the old factories are converted into stylish apartments, restaurants and shops. Within only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District, Bullring Shopping Centre and transport links such as New Street Station.

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 - C

Service Charge - £1049 per annum

Ground Rent - £250 per annum

Ground Rent Review Period - TBC

Length of Lease - 245 Years Remaining



Floor Layout



Total approx. floor area 597 sq ft (55 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	82 B	82 B
69-80	C		
55-68	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 are 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