

## St Pauls Place

Jewellery Quarter

B3 1FQ

Asking Price Of **£195,000**

*Secure, Allocated Parking*

*Spacious Double Bedroom*

*Juliet Balcony*

*Located on St. Paul's Square*



## Property Description

**DESCRIPTION** This excellent third floor apartment boasts an open plan living/kitchen area with Juliette balcony providing internal courtyard aspect. A large, spacious bedroom with fitted wardrobes is complemented by the equally spacious bathroom and great storage! Other benefits include secure intercom access, electric heating and double glazing, 24 hour concierge service and an allocated underground secure parking space.

**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:** £2,132.04 Per Annum.

**Ground Rent:** £299.00 Per Annum

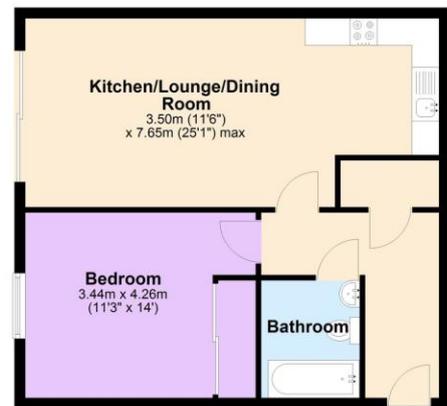
**Ground Rent Review Period:** TBC

**Length of Lease:** 107 Years Remaining.



## Floor Layout

**Third Floor**  
Approx. 53.8 sq. metres (579.2 sq. feet)



Total area: approx. 53.8 sq. metres (579.2 sq. feet)

Total approx. floor area ( )

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		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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*JL*  
James Laurence

**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