



James *J* LaurenceTM
Sales and Lettings

APT 2, ST JAMES PLACE GEORGE ROAD, EDGBASTON, B15
1PQ
ASKING PRICE OF £215,000





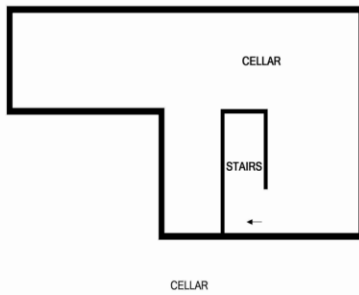
A unique one-bedroom ground floor apartment in the converted phase of the prestigious St James Place development, this apartment benefits from direct access from a discrete courtyard shared with just one other apartment. Offering a bespoke designed layout, the apartment is designed and refitted to a high specification with accommodation set out over 690 square feet. Direct access from the courtyard leads to the kitchen dining area which boasts sash windows, fitted appliances including a 'Bosch' four ring induction hob, 'Bosch' pyrolytic oven and Bosch dishwasher, integrated fridge and separate freezer, with a utility space for washing machine and separate tumble-dryer.

The living area benefits from a bay window with white shutters and a high ceiling - a theme throughout. An inner hallway leads to modern bathroom, with bath and separate shower cubicle, plus the spacious bedroom - complete with fitted wardrobes and beautiful sash windows. Further internal features include gas central heating with a 'Nest' control, a 'Vaillant' instantaneous gas boiler and access to your own cellar, which could be made into multi-purpose use.

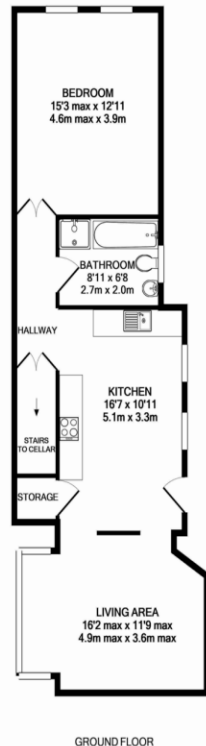
Externally the private front access leads from a courtyard, allowing for access to convenient outdoor space immediately outside, whilst sheltered from street access, a rarity in its own right. A secure underground gated parking space is also included.

St James Place itself offers modern and convenient apartment living, on the doorstep of the hustling city centre within a prime B15 "leafy" postcode - widely considered the most affluent suburb of the city. On site there is a gymnasium, sauna and solarium for residents use, with the beauty of communal gardens to enjoy. Within a short walk is Five Ways train station (linking to New Street station and on the line to stop at University station for Birmingham university and Queen Elizabeth Hospital) and amenities of the city centre, including luxury boutiques of the Mailbox and Bull Ring, bars and restaurants of Brindley Place and the eclectic range of leisure facilities. The Queen Elizabeth Hospital, Edgbaston Priory and Cannon Hill Park facilities are all nearby with commuting made easy with A38 road links to M6/M40 motorways.

This apartment is offered with no upward chain.



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.
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GROUND FLOOR