



James *J* LaurenceTM
Sales and Lettings

APARTMENT 407, MORETON HOUSE, 10 MORETON STREET, JEWELLERY QUARTER, BIRMINGHAM CITY CENTRE, B1 3BE ASKING PRICE OF £269,950





DESCRIPTION

****EWS1 FORM GRANTED**** A stunning two bedroom, 764 Sq. Ft., top floor apartment in the sought after St Georges Urban Village development situated in the Jewellery Quarter. The property comprises of a spacious entrance hallway, open plan living area with a stylish fitted kitchen, master bedroom with en-suite, guest bedroom, family bathroom, a two large storage areas and has the added bonus of a secure and allocated parking space. The property benefits from concierge service and a residents gymnasium.

ENTRANCE HALL

6' 5 (Max)" x 11' 5 (Max)" (1.96m x 3.48m)

OPEN PLAN LIVING & KITCHEN AREA

12' 4 (Max)" x 21' 6 (Max)" (3.76m x 6.55m)

MASTER BEDROOM

14' 8 (Max)" x 11' 7 (Max)" (4.47m x 3.53m)

ENSUITE

7' 2 (Max)" x 4' 9 (Max)" (2.18m x 1.45m)

GUEST BEDROOM

14' 8 (Max)" x 10' 5 (Max)" (4.47m x 3.18m)

FAMILY BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m)

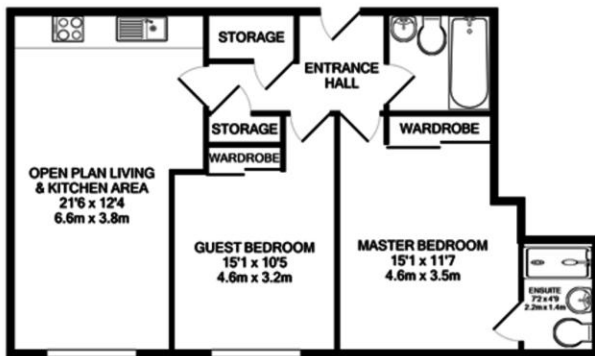
PARKING

The property boasts one secure and allocated parking space.

AREA

The development itself has luxuries including a comprehensive concierge service, on site residents gymnasium and post room. Moreton House was brought to you by Birmingham's leading developer Seven Capital and creates the perfect either buy to let investment or urban home.

Birmingham has been named the most investable City in the UK for a second year running. With the major schemes such as HS2 and the Curzon Street regeneration, Birmingham is rapidly becoming one of the most sought after locations and set to be in the top ten best places to invest money on the continent.



TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		