

# St Pauls Place

Jewellery Quarter

B3 1FQ

Asking Price Of **£320,000**

*Stunning Two-Bedroom Apartment*

*Secure & Allocated Parking*

*Top Floor Apartment*

*785 Sq. Ft.*



**Property Description**

*DESCRIPTION \*\*EWS1 FORM GRANTED\*\* \*\*NO UPWARD CHAIN\*\* A stunningly spacious, top floor apartment located in the heart Jewellery Quarter on St. Paul's Square. The property is situated within the sought after development of St Paul's Place and spans over 785 Sq. Ft. of internal living space. The property benefits from having a large open plan living space, two double bedrooms, en-suite bathroom, family bathroom, 24 hour concierge and communal gardens. The beautiful apartment comes with the added bonus of one secure and allocated parking space.*

**ENTRANCE HALL**

*OPEN PLAN LIVING & KITCHEN AREA 16' 10" x 16' 4" (5.13m x 4.98m)*

*MASTER BEDROOM 13' 3" x 11' 2" (Max)" (4.04m x 3.4m)*

*ENSUITE 6' 8" x 6' 4" (2.03m x 1.93m)*

*GUEST BEDROOM 13' 3" x 9' 0" (4.04m x 2.74m)*

*FAMILY BATHROOMS 6' 6" x 7' 1" (1.68m x 2.16m)*

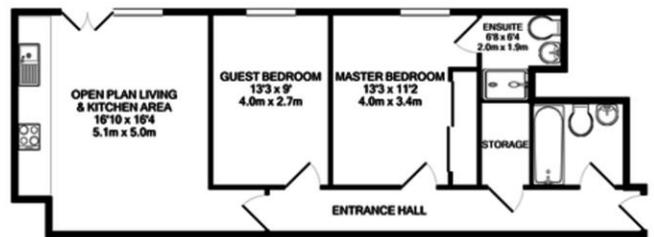
*STORAGE 5' 6" x 4' 4" (1.68m x 1.32m)*

**PARKING** *The property boasts one secure and allocated parking space.*

*AREA This stunning top floor apartment is located on St Paul's Square, home to St Paul's Church and a number of bars and restaurants. Whether you're looking for post dinner drinks at The Boogie Shed or Actress and Bishop, or dinner at Pasta Di Piazza or Cucina Rustica, the area is inundated with gorgeous food and drink. The Jewellery Quarter is home to countless independent jewellers, gift shops and antique dealers, making it perfect for an afternoons stroll. If you're a fan of history and theatre you're in luck too, with Birmingham Museum and the Repertory theatre both under a 15 minute walk away.*

*For travel amenities, you're a short distance from New Street, Snow Hill and Jewellery Quarter train stations, and a short drive from Birmingham's ring road.*

**Floor Layout**



**TOTAL APPROX. FLOOR AREA 785 SQ.FT. (72.9 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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*Total approx. floor area 785 sq ft (73 sq m)*

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	78