



James *J* LaurenceTM
Sales and Lettings

APARTMENT 22, CARPATHIAN COURT, CHAMBERLAIN
COURT, JEWELLERY QUARTER, BIRMINGHAM CITY
CENTRE, B18 6JP ASKING PRICE OF £195,000





DESCRIPTION

A well presented two bed room apartment, located in the heart of the Jewellery Quarter. The property benefits from having open plan lounge/diner, separate refitted kitchen with a range of integrated appliances, two bedrooms and family bathroom. Furthermore there is an allocated parking space set behind gated access. It is ideal for investors and first time buyers.

ENTRANCE HALL

3' 8" x 4' 5" (1.12m x 1.35m)

INTERNAL HALLWAY

LOUNGE/DINER

10' 8" x 15' 3" (3.25m x 4.65m)

KITCHEN

8' 4" x 8' 8" (2.54m x 2.64m)

MASTER BEDROOM

14' 6" x 9' 2" (4.42m x 2.79m)

GUEST BEDROOM

9' 6" x 8' 0" (2.9m x 2.44m)

FAMILY BATHROOM

4' 7" x 8' 7" (1.4m x 2.62m)

PARKING

The property boasts one secure and allocated parking space.

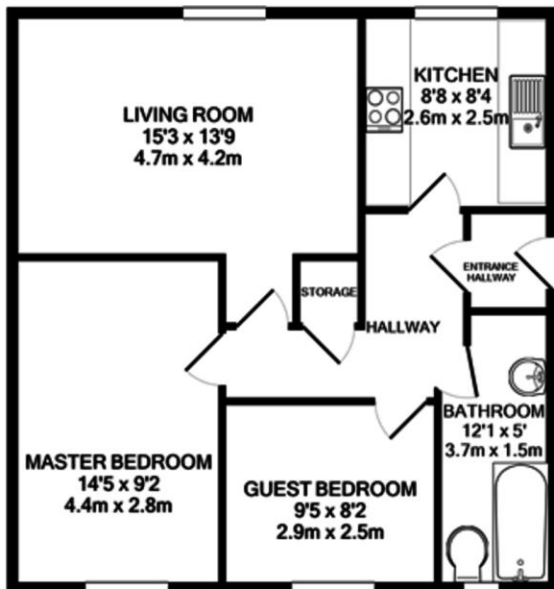
AREA

The property is located in the heart of Birmingham's Jewellery Quarter.

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.

The City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre is only around three quarters of a mile away and contains over 140 shops, including one of the only Selfridges department stores outside of London and the exclusive Mailbox development, which is host to a range of designer outlets including Armani and Harvey Nichols. The recently opened £150m Grand Central Shopping Centre sits directly above the new £600 million redevelopment of the now world class New Street station, including a flagship 250,000 sq. ft. John Lewis store, in addition to over 60 premium retailers and quality restaurants and cafes. The redevelopment further enhances Birmingham's retail landscape bringing a mix of unrivalled premium fashion and quality high street brands to the heart of the city.

Transport: There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 miles distant.



TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	83
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		78	81
EU Directive 2002/91/EC			
England, Scotland & Wales			