



St Pauls Place

Jewellery Quarter

B3 1FQ

Asking Price Of **£230,000**

Spacious Open Plan Living With Private Balcony

607 Sq. Ft.

Allocated Parking Space

Immaculately Presented And Luxury Finish



Property Description

*DESCRIPTION **EWS1 FORM GRANTED** A beautifully presented, one double bedroom apartment located on the famous St Paul's Square which is home to a number of unique and stylish bars and restaurants.*

The apartment itself benefits from open plan living in the kitchen and lounge, private balcony, additional large storage, generously sized master bedroom and equally sizeable family bathroom. This City Centre home is situated on the third floor and has the advantage of pleasant views overlooking the development's courtyard.

ENTRANCE HALL

OPEN PLAN LIVING & KITCHEN 20' 8 (Max)" x 15' 11 (Max)" (6.3m x 4.85m)

LARGE STORAGE

MASTER BEDROOM 13' 9" x 17' 6" (4.19m x 5.33m)

FAMILY BATHROOM 7' 1" x 7' 1" (2.16m x 2.16m)

PARKING The property boasts one secure and allocated parking space.

AREA 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.

Floor Layout



Total area: approx. 56.4 sq. metres (607.6 sq. feet)

Total approx. floor area 607 sq ft (56 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. Made with Metropix ©2019.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			