



## Ludgate Lofts

Jewellery Quarter

B3 1DW

Asking Price Of **£225,000**

*Stunning Loft Style Apartment*

*593 Sq. Ft.*

*Third Floor Apartment*

*Secure & Allocated Parking*



## Property Description

**DESCRIPTION \*\*EWS1 FORM GRANTED\*\*** A spectacular 593 Sq. Ft., one bedroom, one bathroom loft apartment, located on the third floor in the sought after Ludgate Lofts development located just off St Paul's Square in the Jewellery Quarter. The property boasts high ceilings, exposed brickwork and picturesque windows. The property briefly comprises:- of an open plan living & kitchen area kitchen, master bedroom, family shower room and secure & allocated parking.  
A must view to avoid disappointment.

**LOCATION** 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.

**ENTRANCE HALL**

**KITCHEN** 7' 7" x 9' 10" (2.31m x 3m)

**LOUNGE/DINING ROOM** 20' 3" x 15' 9" (6.17m x 4.8m)

**MASTER BEDROOM** 13' 5" x 14' 2" (4.09m x 4.32m)

**FAMILY BATHROOM**

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

## Floor Layout



Total area: approx. 55.1 sq. metres (593.2 sq. feet)

Total approx. floor area 593 sq ft (55 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)	<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			
England, Scotland & Wales		80	81

Birmingham City Centre Branch

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*JL*  
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*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*