

St Pauls Place

Jewellery Quarter

B3 1FQ

Asking Price Of **£219,950**

Stunning One-Bedroom Apartment

699 Sq. Ft.

Fourth Floor

Secure & Allocated Parking



Property Description

DESCRIPTION **EWS1 FORM GRANTED** This well presented fourth floor one bedroom spacious apartment in St. Paul's House on St. Paul's Square in the Jewellery Quarter is being offered for sale. Briefly comprising of entrance hall, large storage room, open plan lounge and kitchen with built-in appliances and floor to ceiling window offering excellent natural light, double bedroom with fitted sliding door wardrobe and a modern fitted family bathroom. Also with the added luxuries of a secure allocated parking space, concierge service and being within close proximity of the amenities of the City Centre.

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

OPEN PLAN LIVING & KITCHEN AREA 27' 2" x 12' 9" (8.28m x 3.89m)

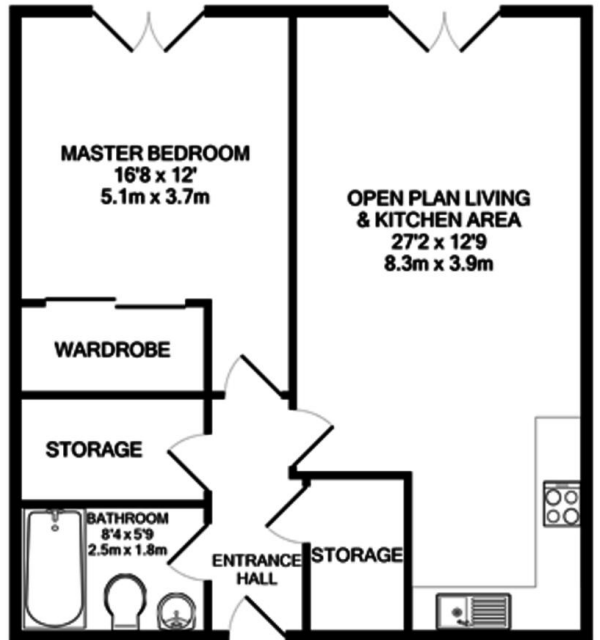
MASTER BEDROOM 16' 8" x 12' 0" (5.08m x 3.66m)

FAMILY BATHROOM 7' 0" x 5' 9" (2.13m x 1.75m)

LARGE STORAGE ROOM 6' 6" x 8' 0" (1.98m x 2.44m)

PARKING The property boasts one secure and allocated parking space.

Floor Layout



Total approx. floor area 699 sq ft (65 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		85
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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