

Q Apartments

Jewellery Quarter

B1 3JA

Asking Price Of **£395,000**

Stunning Two-Bedroom Apartment

1650 Sq. Ft.

Private Balcony With City Views

****EWS1 FORM GRANTED****



Property Description

DESCRIPTION James Laurence is delighted to present a spectacular & spacious two-bedroom luxury apartment, located within the sought after Q Apartments in the heart of the Jewellery Quarter. The stunning apartment offers a high specification finish with internal living space spanning over 1650 Sq. Ft.. This inspiring home has been thoughtfully designed and finished and briefly comprises of: An entrance hall, spacious open plan living & kitchen area with a private balcony, master bedroom with en-suite shower room, second bedroom, family bathroom. The stunning apartment additionally boasts TWO secure & allocated parking space.

LOCATION 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.

ENTRANCE HALL

LOUNGE & DINING ROOM 28' 11" x 18' 1" (8.81m x 5.51m)

KITCHEN 12' 3" x 10' 3" (3.73m x 3.12m)

PRIVATE BALCONY

MASTER BEDROOM 18' 8" x 19' 8" (5.69m x 5.99m)

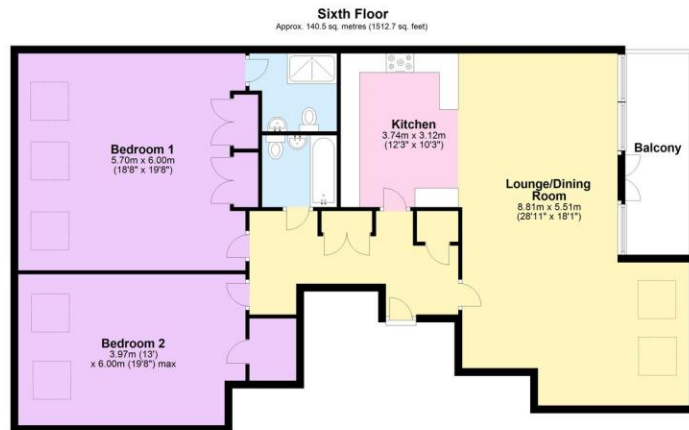
ENSUITE

GUEST BEDROOM 13' 0" x 19' 8" (3.96m x 5.99m)

FAMILY BATHROOM

PARKING The property boasts two secure and allocated parking space.

Floor Layout



Total area: approx. 140.5 sq. metres (1512.7 sq. feet)

Total approx. floor area 1,650 sq ft (153 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	76

EU Directive 2002/91/EC

Birmingham City Centre Branch

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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