



Amazon Lofts

Jewellery Quarter

B1 3AJ

Asking Price Of **£250,000**

Stunning Two Bedroom Apartment

Secure & Allocated Parking

824 Sq. Ft.

****EWS1 FORM GRANTED****



Property Description

DESCRIPTION **EWS1 FORM GRANTED** A stunning two bedroom loft apartment located in the sought after Amazon lofts development in the Jewellery Quarter. The property comprises hallway with integrated storage, open plan living area with a refitted kitchen, two bedrooms and family shower room. The property is located on the fourth floor and offers fantastic views across the city centre and benefits from one secure allocated parking space, daytime concierge and is within walking distance to St Pauls Square.

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

OPEN PLAN LIVING & KITCHEN AREA 32' 3" x 12' 2" (9.83m x 3.71m)

MASTER BEDROOM 12' 4" x 11' 0" (3.76m x 3.35m)

GUEST BEDROOM 10' 9" x 12' 5" (3.28m x 3.78m)

FAMILY BATHROOM

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - D

Service Charge - £TBC

Ground Rent - £250.00 Per Annum (For the Apartment) & £50.00 Per Annum

(For the Parking). So in total £300.00 Per Annum.

Length of Lease - 103 Years Remaining



Floor Layout



Total area: approx. 76.6 sq. metres (824.7 sq. feet)

Total approx. floor area 824 sq ft (77 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.

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH

JL
James Laurence

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