



## Point 3

Jewellery Quarter

B3 1QA

**Asking Price Of £345,000**

*Stunning Two Bedroom Apartment*

*1057 Sq. Ft.*

*Penthouse Apartment*

*Secure & Allocated Parking*



## Property Description

**DESCRIPTION** An immaculate and well-proportioned, fourth floor, two double bedroom apartment which must be viewed to truly appreciate the size and style of the accommodation on offer. The stunning apartment located in the desirable, Point 3, is ideally situated close to St. Pauls Square, the City Centre and with access to the canal network leading to Brindley Place which boasts a variety of bars, restaurants and a boutique hotel and the finance district..

**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.

**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.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Temure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band -** TBC

**Service Charge -** £2,104.00 Per Annum

**Ground Rent -** £150.00 Per Annum

**Ground Rent Review Period –** TBC

**Length of Lease -** 131 Years Remaining

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

**Free Valuation:** Please contact the office on to make an appointment.

**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

**Financial Services:** James Laurence Estate Agents work with an independent Mortgage Service offering face to

## Floor Layout



Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

Total approx. floor area 1,057 sq ft (98 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 misstatement. 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.



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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