



James *J* LaurenceTM
Sales and Lettings

JQ ONE, 32 GEORGE STREET, JEWELLERY QUARTER,
B3 1QG
ASKING PRICE OF £169,950





DESCRIPTION

A1 RATED EWS1 Situated on the third floor of JQ One, this well maintained studio apartment boasts a great location within the Jewellery Quarter, brilliant transport links and spacious living. Briefly comprising of a lovely open plan kitchen/living area, a separated bedroom area and family bathroom.

With beautiful large windows and access to a great communal terrace, this apartment is ideal for investors and first time buyers alike!

LOCATION

This property is located on George Street, just a short walk from St Paul's Square, home to St Paul's Church and a number of bars and restaurants. Whether you're looking for post dinner drinks at The Boogie Shed or Actress and Bishop, or dinner at Pasta Di Piazza or Cucina Rustica, the area is inundated with gorgeous food and drink. The Jewellery Quarter is home to countless independent jewellers, gift shops and antique dealers, making it perfect for an afternoons stroll. If you're a fan of history and theatre you're in luck too, with Birmingham Museum and the Repertory theatre both under a 15 minute walk away.

For travel amenities, you're a short distance from New Street, Snow Hill and Jewellery Quarter train stations, and a short drive from Birmingham's ring road.

Local Authority: Birmingham City Council

Council Tax Band - B

Service Charge - £1200 per annum

Ground Rent - £140 per annum

Length of Lease - 108 Years Remaining

Third Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 43.5 sq. metres (468.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		