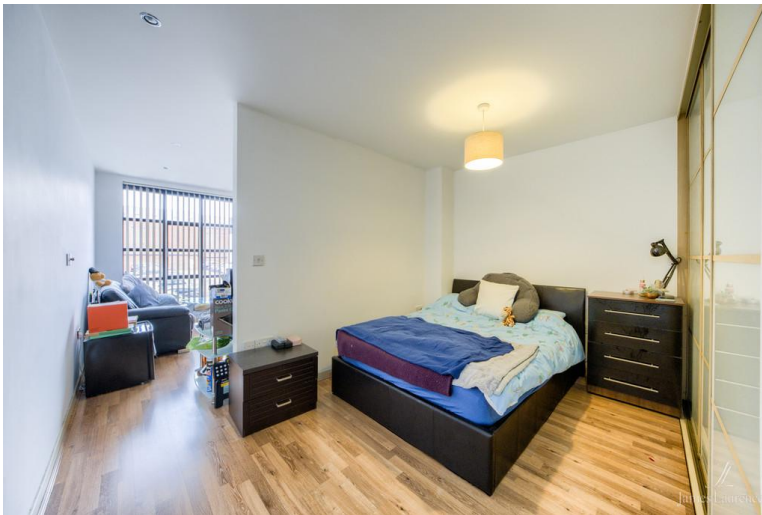




James *J* LaurenceTM
Sales and Lettings

ST. PAULS PLACE, 40 ST. PAULS SQUARE, JEWELLERY
QUARTER, B3 1FQ
ASKING PRICE OF £135,000





DESCRIPTION

****EWS1 FORM GRANTED**** A gorgeous third floor studio apartment on the doorstep of the stunning St Paul's Church. Consisting of kitchen/lounge, bedroom and bathroom, this property is situated in a central location close to local amenities. A wonderful investment opportunity in the historic Jewellery Quarter.

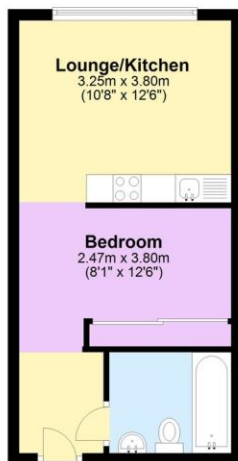
LOCATION

This property is located on 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.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION

These images are a representation of the property and are not of the actual. A viewing of the actual however will be provided upon request.

Third Floor
Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 32.2 sq. metres (346.6 sq. feet)

Tenure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band - B

Service Charge - £1208.34 Per Annum

Ground Rent - £299 Per Annum

Ground Rent Review Period – Reviewed every 10 years in line with RPI

Length of Lease - 113 Years Remaining

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		