

St. Pauls Place

Jewellery Quarter

B3 1FQ

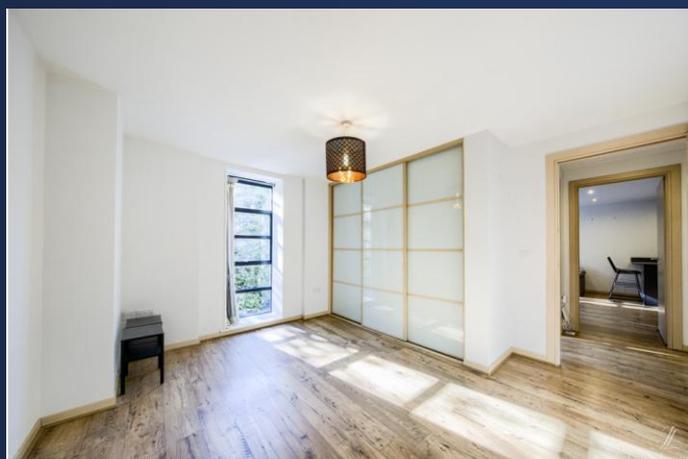
Asking Price Of **£299,950**

Views of St Paul's Square

Two Great Bedrooms

Secure, Allocated Parking

Second Floor with Lift Access



Property Description

DESCRIPTION **EWS1 FORM GRANTED** A superb two-bedroom apartment situated in the prestigious St. Pauls Place Development, this well-appointed apartment offers approximately 615.5Sq Ft. of accommodation. The property is nestled in the heart of the Jewellery Quarter on St Pauls Square, within easy reach of Birmingham City Centre and with easy access to New Street Station. The property features a large open plan living/dining room with fully fitted kitchen and a Juliette balcony overlooking St Pauls Square, master bedroom with en-suite, guest bedroom, family bathroom and a secure allocated parking via a remote controlled gate. The development also benefits from 24 hour concierge. This is a rare opportunity to procure a fantastic apartment in an incredibly popular development, in Birmingham's most popular area.

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.

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.

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.

Floor Layout



Total area: approx. 57.2 sq. metres (615.5 sq. feet)

Total approx. floor area 616 sq ft (57 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		85
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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 are 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