

Maxim 28,  
21 Lionel Street  
Birmingham City Centre

B3 1AT

Offers In Region Of **£425,000**

**\*\*EWS1 FORM GRANTED\*\***

*Lower Penthouse Apartment*

*Secure, Allocated Parking*

*Two Sit-Out Balconies*



## Property Description

DESCRIPTION \*\*EWS1 FORM GRANTED\*\*

Recently modernised throughout, this gorgeous three bedroom, lower penthouse apartment is situated perfectly between the Jewellery Quarter and Birmingham City Centre's financial district.

Boasting spacious accommodation with two large balconies, this property is perfect for anyone that loves City living with the luxury of private outside space.

Briefly comprising of; spacious entrance hallway with engineered hardwood flooring, ample storage and doors leading to all rooms. Open plan lounge/diner leading through to the modern kitchen with integrated appliances. There are two large balconies, one from the master bedroom and another from the kitchen, both suitable for outside seating. Master bedroom with Ensuite and two further great sized bedrooms with a separate family bathroom.

The property is underfloor heated throughout and comes with the benefit of secure, allocated parking.

**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.

**Tenure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band** - F

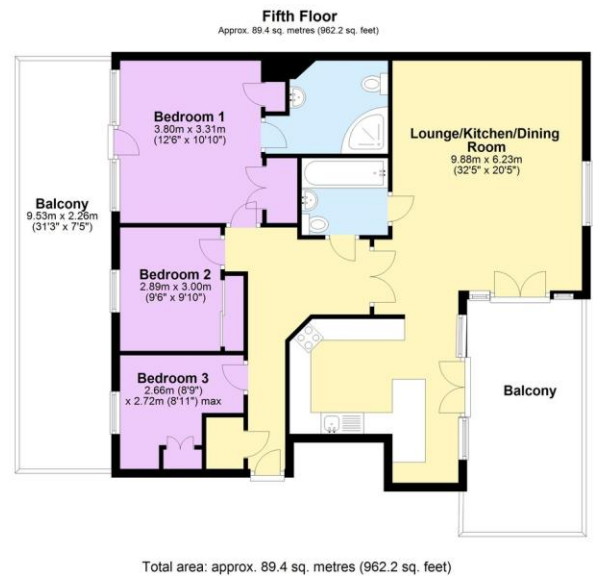
**Service Charge** - £680.75 per 6 months

**Ground Rent** - £300 per annum

**Length of Lease** - 103 Years Remaining



## Floor Layout



Total approx. floor area 962 sq ft (89 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.

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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*