



# Beaufort House

Birmingham City Centre

B3 1PB

Asking Price Of **£165,000**

*Spacious One Bedroom Apartment*

*High Specification Throughout*

*Walking Distance To The Financial District*

*Ideal For A First Time Buyer Or Investor*



## Property Description

**DESCRIPTION \*\*\*EWS1 FORM PASSED AT A1 RATING!\*\*\*** This beautifully finished, one-bedroom apartment is located in the sought after development Beaufort House. Located in the heart of the city, this apartment will make the perfect city apartment for a working professional, first time buyer or investor!

Boasting stunning features throughout, this one bedroom apartment really has left no detail untouched. Comprising open plan kitchen/living space with fitted appliances, a generous sized master bedroom with custom fitted wardrobes offering great additional storage and bathroom with shower over bath. Fitted with a brilliant Nest system, this sleek and modern apartment is offered with no upward chain!

The development itself still has remaining new build warranty and is a short walk to city amenities, close to New Street and Snow Hill train stations and is ideal for city professionals needing to be close to the Colmore Row and the immediate city centre.

**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.

**Tenure:** Leasehold

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



## Floor Layout



Total area: approx. 50.3 sq. metres (541.3 sq. feet)

Total approx. floor area 541 sq ft (50 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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*JL*  
James Laurence

*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