



Westgate Apartments, 10 Arthur Place

Birmingham City Centre

B1 3DB

Offers In Region Of **£195,000**

EWS1 FORM PASSED

Two Spacious Double Bedrooms

Secure, Underground Parking

Ensuite To Master Bedroom





Property Description

DESCRIPTION **EWS1 FORM GRANTED** A stunning and immaculately presented two double bedroom apartment ideally placed within the Jewellery Quarter and a short walk to the City Centre. The generous accommodation comprises; entrance hallway, open plan living & kitchen area, master bedroom with ensuite, spacious second bedroom and an ideal family bathroom. This first floor apartment also benefits from a one secure, allocated parking space, intercom entry system and lift access.

LOCATION 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.

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.

Local Authority: Birmingham City Council

Council Tax Band - D

Service Charge - £1820 Per Annum

Ground Rent - £200 Per Annum

Length of Lease - 102 Years Remaining



Floor Layout

First Floor
Approx. 58.7 sq. metres (631.4 sq. feet)



Total area: approx. 58.7 sq. metres (631.4 sq. feet)

Total approx. floor area 631 sq ft (59 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