

REASSURINGLY LOCAL



# Water Street Court

Jewellery Quarter

B3 1BJ

Asking Price Of £335,000

*Penthouse Apartment*

*Large Sit-Out Balcony*

*Two Double Bedrooms*

*Ensuite To Master Bedroom*





## Property Description

**DESCRIPTION** This sought-after, stunning top floor penthouse apartment boasts breath-taking views of St Paul's Square from its fantastic 47ft long balcony. Sold with no chain, this ready to move in apartment is ideally located within the heart of the Jewellery Quarter and benefits from being situated in a gated development with secure parking and lift access.

With an abundance of light, the spacious well-maintained apartment comes with fully fitted kitchen, two large double bedrooms (one of which is en-suite), and a family bathroom. All three main rooms feature double glazed sliding doors leading onto the balcony to enjoy a fabulous outdoor entertaining space, as well as offering reams of natural light into the property.

Upon entering the apartment, the inviting entrance hallway offers ample storage and is fitted with beautiful, dark wood flooring, and an electric heating radiator. Moving into the spacious open plan kitchen/lounge there is a tastefully fitted kitchen with matching white wall and base units. Integrated appliances include a fridge/freezer, dishwasher, oven with hob and extractor fan over, along with a one bowl sink and drainer. The kitchen is complemented with dimmable mood lighting above the units which adds great atmosphere to these modern fittings.

Looking out from the lounge, the custom-made roman blind frames the window with views of the city, with a contrasting view through the sliding doors leading to the spacious, full length balcony overlooking St Paul's Square.

The master bedroom benefits from an ensuite shower room, fitted with a matching white suite comprising of; w/c, wash hand basin, double width shower and a chrome towel rail. The bedroom contains beautiful carpets, fitted mirrored wardrobes and blinds.

The main bathroom is also fitted with a matching white suite, comprising of a w/c, wash hand basin, bath with mixer taps and shower over, along with a chrome towel rail.

The second double bedroom boasts versatility with an alternative use as an office and guest bedroom, with space for both a double bed and desk. The room is fitted with carpet, an electric radiator, and fitted blinds.

External to the apartment, there is lift access and well-maintained communal areas. The apartment also benefits from a concierge facility as well as a newly installed remote intercom system; allowing the residents to answer their intercom from their mobile phones.

Tenure: Leasehold  
Council Tax Band - D  
Service Charge - £2371.80. per annum  
Ground Rent - £350 per annum  
Length of Lease - 132 Years Remaining



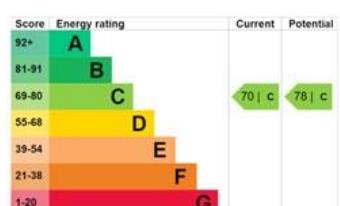
## Floor Layout



Total area: approx. 68.2 sq. metres (734.6 sq. feet)

Total approx. floor area 735 sq ft (68 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  
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Birmingham City Centre Branch  
0121 6044060  
info@jameslaurenceuk.com  
37-39 Ludgate Hill, Birmingham, B3 1EH

  
James Laurence

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