

St Paul's Place

Jewellery Quarter

B3 1FQ

Asking Price Of **£285,000**

Two Double Bedrooms

Secure, Allocated Parking

Top Floor Apartment

24 Hour Concierge Service



Property Description

DESCRIPTION ****EWS1 FORM GRANTED**** ****NO UPWARD CHAIN**** A stunningly spacious, top floor apartment located in the heart Jewellery Quarter on St. Pauls Square. The property is situated within the sought after development of St Paul's Place and spans over 785 Sq. Ft. of internal living space. The property benefits from having a large open plan living space, two double bedroom, en-suite bathroom, family bathroom, large sit out balcony, 24 hour concierge and communal gardens. The beautiful apartment comes with the added bonus of one secure and allocated parking space.

LOCATION This stunning top floor apartment 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.

Tenure: Leasehold - 114 Years remaining

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

Local Authority: Birmingham City Council

Council Tax Band - C

Service Charge - £2663.64 Per Annum

Ground Rent - £390.70 Per Annum

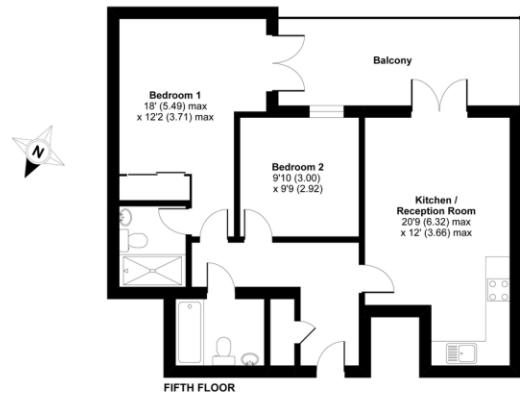
Ground Rent Review Period – Reviewed every 10 Years by RPI



Floor Layout

St. Pauls Square, Birmingham, B3

Approximate Area = 701 sq ft / 65.1 sq m
For identification only - Not to scale



Certified Property Measurement
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Revision 4. © James Laurence Estate Agents 2020. Produced for Marketing. REF: 045388

Total approx. floor area 701 sq ft (65 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 | 72 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH

James Laurence
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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