



Maxim 28

Jewellery Quarter

B3 1AT

Asking Price Of **£330,000**

Stunning Two Double Bedrooms

Secure & Allocated Parking

Fourth Floor Apartment

Spacious Living Room



Property Description

*DESCRIPTION **EWS1 FORM GRANTED***

Located within the sought after, Maxim 28 development, this lovely apartment offers two good sized double bedrooms, an ensuite to the master and secure allocated parking!

Briefly comprising of; spacious entrance hallway, ample storage and doors leading to all rooms. Large lounge with doors leading to the Juliette balcony overlooking the canal. Separate kitchen with integrated appliances and door leading to the balcony. There are two large bedrooms with a generous master ensuite and a family bathroom.

The property is electric heated throughout and comes with the benefit of a secure, allocated parking space and no upwards chain!

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 - E

Service Charge - £1770.96 per annum

Ground Rent - £150 per annum

Length of Lease - 103 Years remaining



Floor Layout



Total area: approx. 76.3 sq. metres (820.8 sq. feet)

Total approx. floor area 821 sq ft (76 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	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 are 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