

Kings Court, 108 Livery Street Jewellery Quarter

B3 1RR

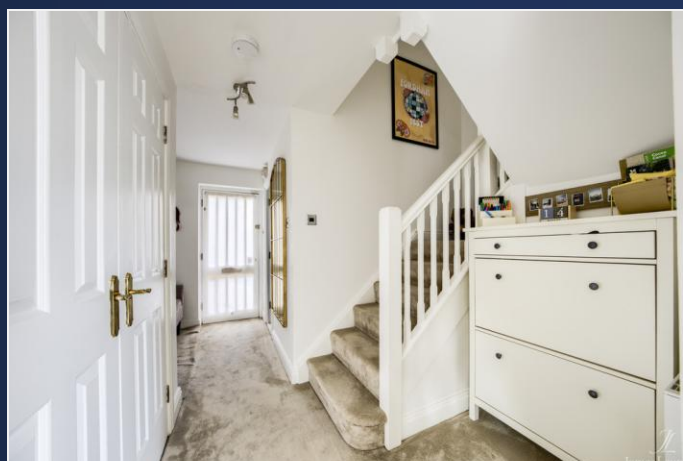
Asking Price Of **£325,000**

Set Across Three Floors

Completely Renovated Throughout

St Pauls Square Location

Separate Kitchen



Property Description

DESCRIPTION This immaculate townhouse is located in one of St Pauls Square's most unique and sought after developments: Kings Court. The property offers two large double bedrooms, two bathrooms, living room with dining space and a separate fitted kitchen with built in appliances including; oven, hob, dishwasher and microwave.

Offered with no upward chain, the luxury of a gated parking space and communal gardens.

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.

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

Local Authority: Birmingham City Council

Council Tax Band - E

Service Charge - £6588 Per Annum (Due to half once works on windows are completed to £3288 per annum).

Ground Rent - £243.60 Per Annum

Length of Lease - 165 Years Remaining



Floor Layout



Total area: approx. 93.2 sq. metres (1003.7 sq. feet)

Total approx. floor area 1,004 sq ft (93 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.

