



Water Street Court

Jewellery Quarter

B3 1BJ

Asking Price Of **£180,000**

Spacious Double Bedroom

Third Floor Apartment

Intercom Entry System

Lift Access



Property Description

DESCRIPTION This gorgeous third floor apartment boasts spacious living throughout, lift access and no upward chain!

With an abundance of natural light, this spacious, well-maintained apartment comes with fully fitted kitchen, a large double bedroom, and a family bathroom. All rooms feature double glazed floor to ceiling windows and are neutrally decorated throughout.

Upon entering the apartment, the inviting entrance hallway offers ample storage and is fitted with carpet flooring. Moving into the large open plan kitchen/lounge there is a tastefully fitted kitchen with matching cream wall and base units. Integrated appliances include a fridge/freezer, oven with hob and extractor fan over, along with a one bowl sink and drainer. There are floor to ceiling windows within this room along with two electric heating radiators.

The master bedroom also benefits from ample space for additional wardrobes and drawers. It is fitted with a floor to ceiling window, carpet flooring and an electric heating radiator.

The bathroom is fitted with a matching white suite, comprising of; w/c, wash hand basin and bath with shower over. There is tiled flooring, a heated towel rail and a feature mirror.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter, just a few steps from St Paul's Square and close to the canal towpaths. You'll be ideally placed to enjoy the eclectic mix of restaurants, bars, cafes and shops that Birmingham's historic Jewellery Quarter has to offer.

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

Local Authority: Birmingham City Council

Council Tax Band - B

Service Charge - £1570.29 per annum

Ground Rent - £300 per annum



Floor Layout



Total area: approx. 43.9 sq. metres (472.6 sq. feet)

Total approx. floor area 472 sq ft (44 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	86 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 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