



# Farthing Court

Jewellery Quarter

B1 3JR

Asking Price Of **£130,000**

*One-Bedroom Apartment*

*Secured & Allocated Parking*

*458 Sq. Ft.*

*Second Floor Apartment*



### Property Description

**DESCRIPTION** Presenting a charming second floor one-bedroom apartment at Farthing Court in Birmingham's historic Jewellery Quarter. The property comprises an open-plan kitchen/living area, spacious bedroom, bathroom and entrance hallway, and benefits from secure allocated parking. This property would be ideal for a first-time buyer looking to get on the ladder!

**LOCATION** Farthing Court offers the very epitome of offers of city centre living, locate within the popular Jewellery Quarter and cusp of St Pauls Square, offering ease of access to New Street and Snow Hill train and stations. A plethora of city amenities include a short walk to Birmingham city centre's bustling financial district and Grand Central, Bullring shopping and the Mailbox and still convenient to the new Hs2 site beyond, with the immediate A38 link with ease of access to M6 motorway.

Whatever you fancy doing its likely you'll find it close to hand, from dining in one of the six Birmingham Michelin starred restaurants, to local independent bars, through to the many entertainment venues; the O2 Academy; the NIA; Symphony Hall; Hippodrome and Town Hall are all within walking distance.

Offered with no upward chain.

**JAMES LAURENCE ESTATE AGENTS 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.



### Floor Layout

#### Second Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 42.6 sq. metres (458.9 sq. feet)

Total approx. floor area 458 sq ft (43 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	83   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		