



# St James Court

Edgbaston

B15 3EE

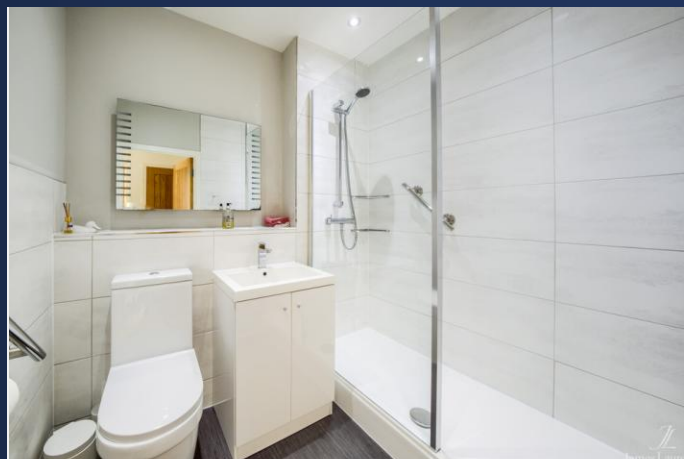
Asking Price Of **£220,000**

*One-Bedroom Apartment*

*High Specification*

*575 Sq. Ft.*

*Allocated Parking Space*



### Property Description

**DESCRIPTION** A superb top floor one bedroom one bathroom apartment in a much sought after intimate development of St James Court in the heart of Edgbaston.

The property boasts a high specification including open plan living/kitchen area, complete with Juliette balcony and the luxury of fitted appliances within the fitted kitchen-including washing machine, fridge and freezer, four ring hob and oven below, plus dishwasher, complimenting worktops and breakfast bar area. One double bedrooms with a feature fitted wardrobes, which is in addition to a modern family shower room, with welcoming entrance hall and ample storage. Further features include gas central heating, double glazing and the luxury of an allocated parking space.

This apartment is ideal for city working professionals offering the best of city centre amenities on the doorstep but within the prestigious and leafy Edgbaston, plus would make an ideal pied-a-terre.

**LOCATION** St. James Court is within the first phase of the Highfield Gardens development (built by Taylor Wimpey) and offers gated entrance with convenient in and out exits for local commuting, with secure intercom access, lift access to upper floors and the rarity of visitor parking. Situated on the cusp of Calthorpe Estate's developing Edgbaston Village, it's also within a short walk to Five Ways train station (linking to New Street Station, and Cross City Line - for Queen Elizabeth Hospital). These links also provide easy access to the amenities of the city centre, including luxury boutiques of the Mailbox and Bull Ring bars and restaurants of Brindley Place and the eclectic range of leisure facilities the city has to offer. The Queen Elizabeth Hospital is a very short commute away, as is the A38 and links to M5/M6/M40 motorways.

### Floor Layout



Total area: approx. 53.4 sq. metres (575.1 sq. feet)

Total approx. floor area 575 sq ft (53 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	80   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Edgbaston Branch

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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*