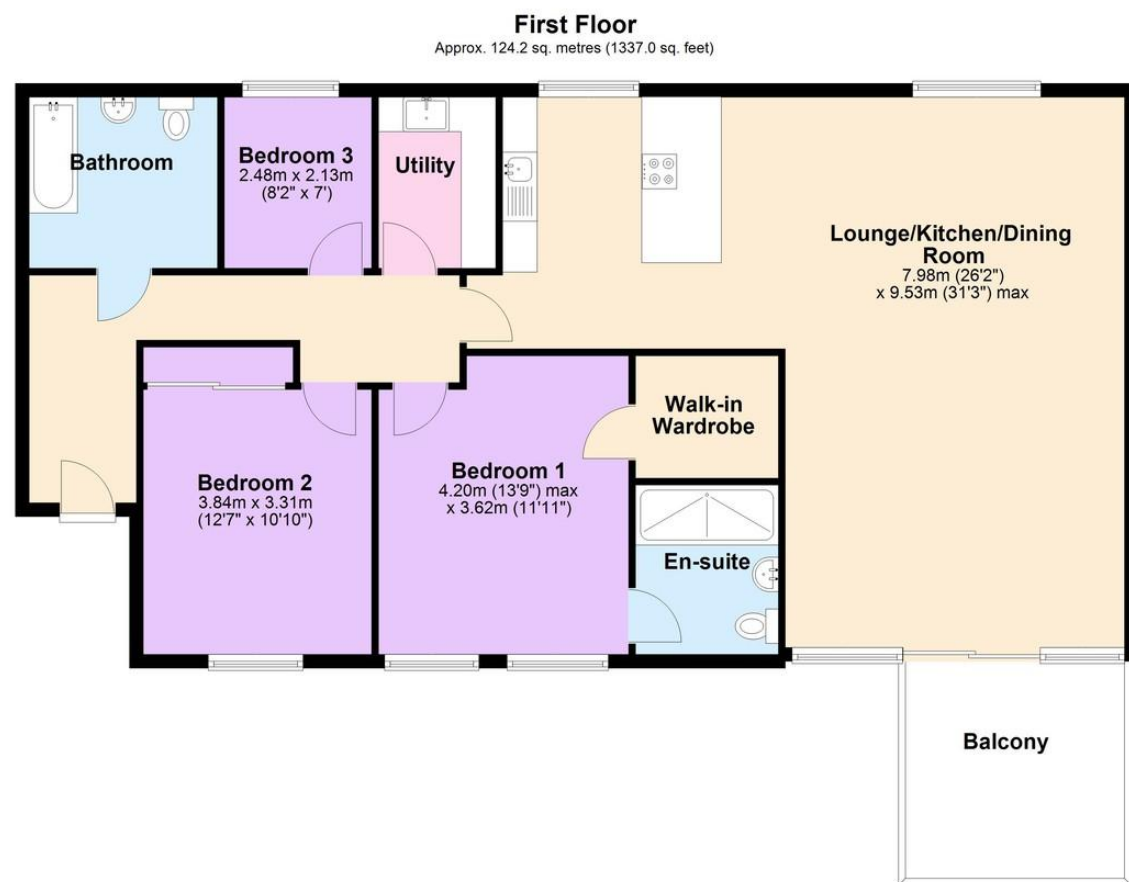




Floor Layout



Total area: approx. 124.2 sq. metres (1337.0 sq. feet)

Total approx. floor area 1,337 sq ft (124 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.

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



St Pauls Chambers

85 Caroline Street
B3 1UP

Asking Price Of **£575,000**

- Luxury Three Bedroom Apartment
- 1337 Sq. Ft.
- First Floor Apartment
- Secure & Allocated Parking





**St Pauls Chambers,
85 Caroline Street, Jewellery Quarter, B3 1UP
Asking Price Of £575,000**



Property Description

DESCRIPTION James Laurence is delighted to present a spectacular three bedroom luxury apartment, located within St Paul's Chambers, the crowning glory of Chord Developments' fantastic scheme in Birmingham's vibrant and popular Jewellery Quarter. The stunning apartment offers the highest specification finish with internal living space spanning over 1337 Sq. Ft..

This inspiring home has been thoughtfully designed and finished and briefly comprises of: An open plan living & kitchen area, master bedroom with en-suite shower room, second bedroom, home office/ third bedroom, family bathroom & a courtyard facing balcony. The stunning apartment additionally boasts one secure & allocated parking space.

Located just off St Paul's Square, 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.

KITCHEN - Designer kitchen by Kesseler with island and breakfast bar.

- Soft close units.
- Granite worktops.
- Full range of AEG integrated appliances including: Fridge, freezer, oven, microwave, hob, extractor, plate warmer and dishwasher.

BATHROOMS - VITRA designer range of luxury fixtures and fittings

- Generous shower cubicles with monsoon shower heads.
- High quality ceramic tiling to the floors and walls.
- Heated towel rails

SPECIFICATION FINISH - Separate utility room with AEG washing machine and tumble dryer.

- Bespoke fitted wardrobes to all three bedrooms
- Black wauhi veneer interior doors.
- Luxury carpet to all bedrooms.
- Engineered hardwood flooring to the kitchen/living areas.
- Underfloor heating throughout.
- Secure entry and video intercom system.

EXTERNAL AREAS - Courtyard facing balcony.

- One secure allocated parking spaces.
- Secure video intercom entry system.
- Passenger lift serving all floors.



REASSURINGLY LOCAL



LOCATION The property is located in the heart of Birmingham's Jewellery Quarter.

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 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 millages 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

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: F

Service Charge: £2,304.00 Per Annum

Ground Rent: £350.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 241 Years Remaining

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Further Material Information:

Part A

Council Tax / Domestic Rates: F

Asking price: £545,000.00

Tenure: Leasehold*

Part B

Property type: Apartment

Property construction: Purpose built

Number and types of room: Three bedroom apartment

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Underfloor heating

Broadband: We recommend you complete your own investigation.

Mobile signal/coverage: We recommend you complete your own investigation

Parking: Yes.

Part C

Building safety: Please seek confirmation from your solicitor.

Restrictions: Please seek confirmation from your solicitor.

Rights and easements: N/A

Flood risk: N/A.

Coastal erosion risk: N/A.

Planning permission: Please seek confirmation from your solicitor.

Accessibility/adaptations: N/A.

Coalfield or mining area: N/A.

*Energy Performance Certificate (EPC)**: C*



**To book a viewing
of this property:**

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

