

1 James Street

Birmingham City Centre

B3 1SD

Asking Price Of **£300,000**

Two-Bedroom Duplex Apartment

Low Service Charge & Long Lease

Character Features

1337 Sq. Ft.



Property Description

DESCRIPTION ****NO UPWARD CHAIN**** A stunning two bedroom duplex apartment a short walk from St Pauls Square with unique integral sun well. This property features an open plan kitchen/lounge with high ceilings and two bathrooms. Situated in a fantastic central location in the heart of Birmingham's historic Jewellery Quarter, this property is brilliant for city centre living.

LOCATION The Jewellery Quarter is a historic and vibrant neighbourhood known for its rich heritage in jewellery making and craftsmanship. This area boasts a unique blend of traditional charm and modern amenities, making it a sought-after location for residents and businesses alike.

With its picturesque streets lined with Victorian buildings, trendy cafes, and boutique shops, the Jewellery Quarter offers a distinctive and inviting atmosphere. Additionally, its convenient proximity to the city centre and excellent transportation links make it a desirable location for those seeking a dynamic urban lifestyle. Whether you are a jewellery enthusiast, a history buff, or simply looking for a trendy and eclectic neighbourhood to call home, the Jewellery Quarter in Birmingham offers a one-of-a-kind living experience.

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.

Tenure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: F

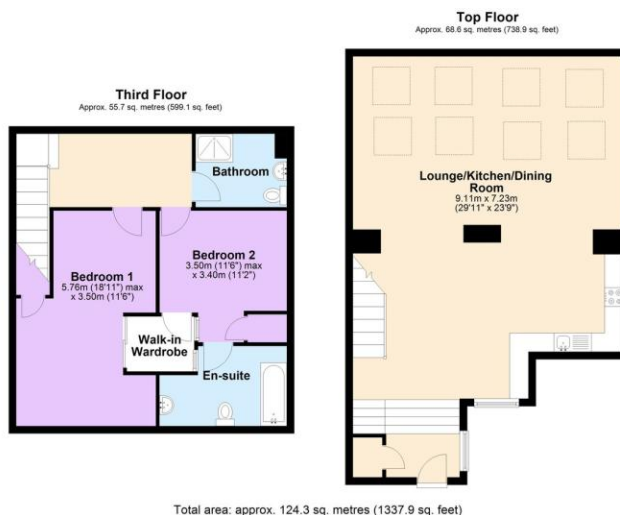
Service Charge: £200.00 Per Annum

Ground Rent - £0.00 Per Annum

Length of Lease - 199 Years Remaining.



Floor Layout



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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	79 C
39-54	E		
21-38	F		
1-20	G		