

# The Colmore

Jewellery Quarter

B3 1RZ

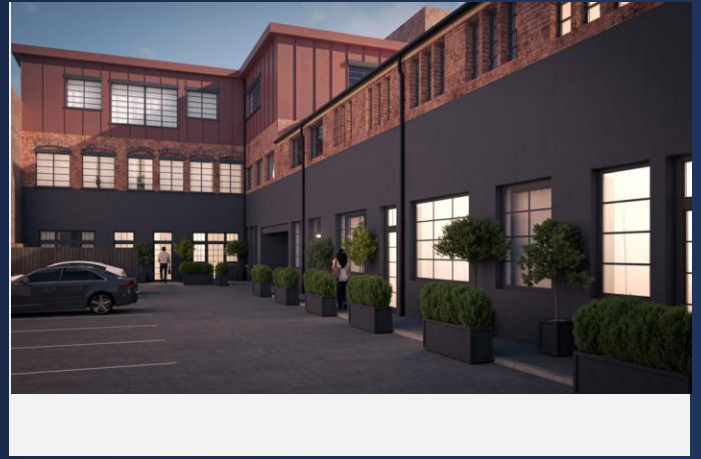
Asking Price Of **£550,000**

*Penthouse Apartment*

*Two-Bedroom Apartment*

*807 Sq. Ft.*

*High Specification*



## Property Description

**DESCRIPTION** The Colmore on St Paul's Square is a Grade-II listed building on the northeastern corner of Birmingham's oldest surviving Georgian square. St Paul's Square was built on land donated by the Colmore family and followed designs by Roger Eykyn. The original occupants of the square were primarily middle-class residents in either terraced or 3-storey townhouses.

By 1820, following the boom of the city's jewellery industry, wealthy merchants had taken up residence in the square and the workshops that had been developed around it. The same was true for The Colmore, which was occupied by W. Cotton and R. Burt - believed to be involved in the jewellery trade. Following the development of a large factory near St Paul's Square - known as St Paul's Rolling Mill - the majority of the area around the square started to house workers from either the jewellery industry or the metal industry. As Birmingham's industrial sector expanded, so did St Paul's Rolling Mill. By 1913, around 70,000 people were employed in close proximity to the Rolling Mill. At this point, records suggest that Cox Street - the location of The Colmore - was designated as 'Sterling Works'.

**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:** TBC

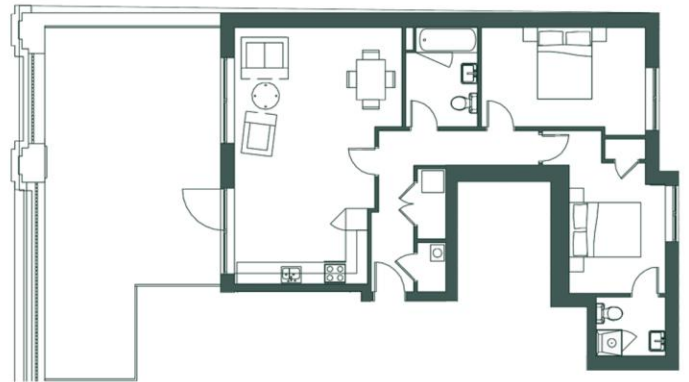
**Service Charge:** £2.18 Per Sq. Ft.

**Ground Rent:** £0.00

**Length of Lease:** 999 Years Remaining



## Floor Layout



Total approx. floor area 807 sq ft (75 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.

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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