



Scholars Gate

Birmingham City Centre

B1 1QG

Asking Price Of **£270,000**

Duplex Apartment

Two Double Bedrooms

Private Terrace

Secure, Allocated Parking





Property Description

DESCRIPTION James Laurence are delighted to present this rare, luxurious two bedroom apartment within the fabulous Scholars Gate. A Grade II listed building originally dating back to circa. 1809 and converted by Piper Homes, successfully accentuating the historical character features internally including high vaulted ceilings, exposed brickwork and a truly one off design apartment. A must view to avoid disappointment.

LOCATION Scholars Gate could barely be situated any better, on Severn Street with immediate access to Suffolk Street Queensway and adjacent to The Mailbox whilst a short walk to Birmingham city centre's bustling financial district, New Street station, Snow Hill train and metro station and 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. Not to mention the high class boutique shops of The Mailbox next door and Bullring complete with Selfridges.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION 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: D

Service Charge: £2,100.00 Per Annum.

Ground Rent: £225.00 Per Annum



Floor Layout



Total area: approx. 74.1 sq. metres (797.7 sq. feet)

Total approx. floor area 797 sq ft (74 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.

