

## St Paul's Place

Jewellery Quarter

B3 1FQ

Offers Over **£280,000**

*Two Double Bedrooms*

*Fourth Floor Apartment*

*Secure, Allocated Parking*

*Located on St. Paul's Square*





## Property Description

**DESCRIPTION** A stunningly spacious, fourth floor apartment located in the heart Jewellery Quarter on St. Pauls Square. The property is situated within the sought after development of St Paul's Place and spans over 801 Sq. Ft. of internal living space. The property benefits from having a large open plan living space, two double bedrooms, en-suite bathroom, family bathroom, 24 hour concierge and communal gardens. The beautiful apartment comes with the added bonus of one secure and allocated parking space.

**LOCATION** This fourth floor apartment is located on St Paul's Square, home to St Paul's Church and a number of bars and restaurants. Whether you're looking for post dinner drinks at The Boogie Shed or Actress and Bishop, or dinner at Pasta Di Piazza or Cucina Rustica, the area is inundated with gorgeous food and drink. The Jewellery Quarter is home to countless independent jewellers, gift shops and antique dealers, making it perfect for an afternoons stroll. If you're a fan of history and theatre you're in luck too, with Birmingham Museum and the Repertory theatre both under a 15 minute walk away.

For travel amenities, you're a short distance from New Street, Snow Hill and Jewellery Quarter train stations, and a short drive from Birmingham's ring road.

**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

**Local Authority:** Birmingham City Council

**Council Tax Band:** C

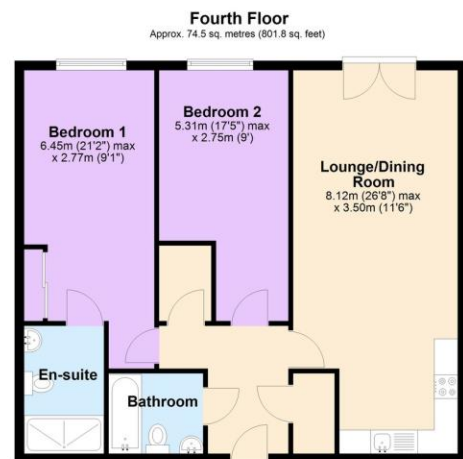
**Service Charge:** £2792.16 Per Annum.

**Ground Rent:** £299.00 Per Annum

**Length of Lease:** 111 Years Remaining.



## Floor Layout



Total area: approx. 74.5 sq. metres (801.8 sq. feet)

Total approx. floor area 801 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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