



## JQ Rise

Birmingham City Centre

B1 3RH

Offers In Excess Of **£195,000**

*One-Bedroom Apartment*

*Fourth Floor Apartment*

*High Specification Throughout*

*422 Sq. Ft.*



### Property Description

**DESCRIPTION** Introducing JQ Rise, a striking new build development occupying one of the best investment locations in Birmingham. JQ Rise is Prosperity's flagship development, a landmark tower that has been designed to mark the gateway to Birmingham's renowned Jewellery Quarter and the City Centre. JQ Rise is located just ten minutes walk to the business and financial districts of Brindley Place, Arena Central and Colmore Row. These luxury apartments feature a high quality interior specification and configuration, specifically designed to cater to the rising young professional rental demand of the city centre

**LOCATION** This is a fabulously located apartment situated in the heart of the Jewellery Quarter. Heritage Court is generally regarded as the flagship of the Jewellery Quarter, which is now benefiting from substantial regeneration and extensive restoration while preserving the unique ambience of the area. It has an interesting mix of shops and residential schemes and many of the buildings have been listed because of their historic significance.

The apartment is a very short walk to St. Pauls Square, a lovely green square with bars, restaurants and the popular live music club, the Jam House. Broad Street and Brindley Place are also within walking distance and there one can find a number of bars, high quality restaurants and theatres, the Sea Life Centre, the National Indoor Arena, the International Convention Centre and Symphony Hall, the home of the City of Birmingham Symphony Orchestra.

The apartment offers easy access to the main commercial and shopping areas, the M6, Snow Hill Station, the Metro link and New Street Station and regular trains from here operate to London and Birmingham International for the NEC and Birmingham International Airport.

**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:** TBC - New Build

**Service Charge:** £1,296.00 Per Annum.

**Ground Rent:** £82.44 Per Annum

**Ground Rent Review Period:** TBC

**Length of Lease:** 105 Years Remaining.



### Floor Layout

#### Fourth Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 39.3 sq. metres (422.8 sq. feet)

Total approx. floor area 422 sq ft (39 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	84   B	84   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*