



Quartz

Jewellery Quarter

B18 6BY

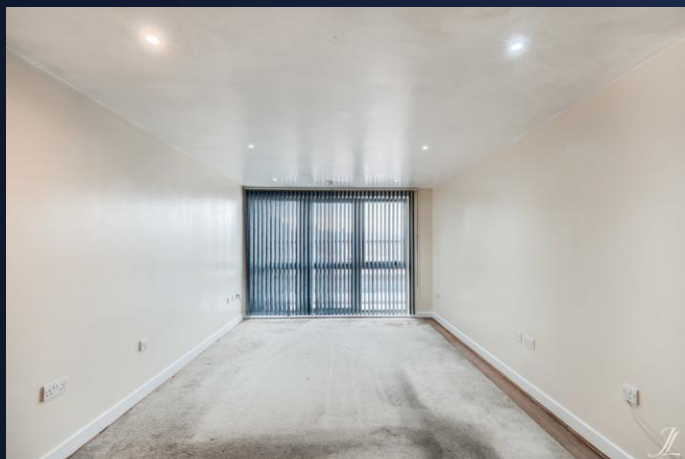
Asking Price Of **£195,000**

Secure, Allocated Parking

Lift Access

Two Double Bedrooms

Integrated Appliances



Property Description

DESCRIPTION A modern and spacious two bedroom apartment located on the fourth floor, briefly comprising of; two double bedrooms, an Ensuite to the master bedroom and separate family bathroom with an open plan kitchen/living/diner. Offered with no upward chain and a secure, allocated parking space.

LOCATION With the Jewellery Quarter station a few moments walk, train travel to London, the city centre and across the West Midlands region is easy. There are also frequent bus services and the Midland Metro stops nearby.

The Jewellery Quarter provides many bars and restaurants, as well as the picturesque St Pauls Square and the famous canal network a few minutes walk away.

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: D

Service Charge: £1,694.94 Per Annum.

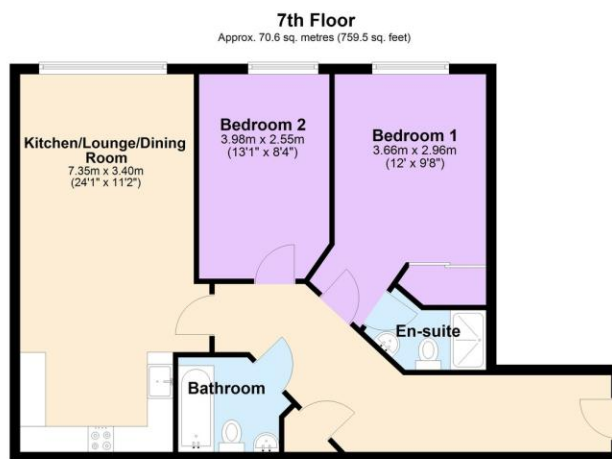
Ground Rent: £250.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 106 Years Remaining.



Floor Layout



Total area: approx. 70.6 sq. metres (759.5 sq. feet)

Total approx. floor area 759 sq ft (71 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		
69-80	C	83 B	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		