

## Wexler Lofts

Jewellery Quarter

B1 3AQ

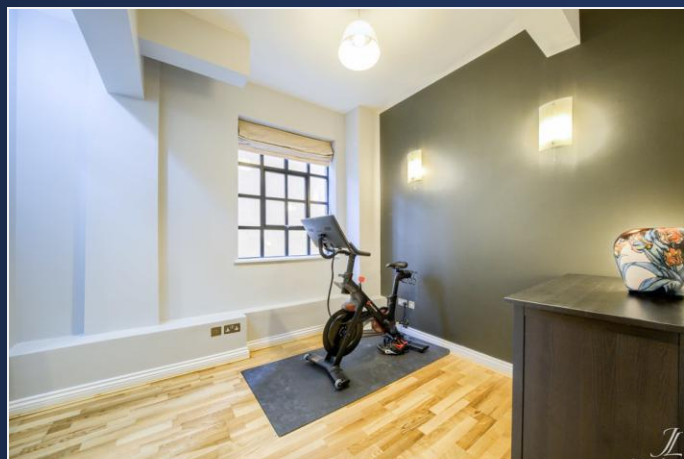
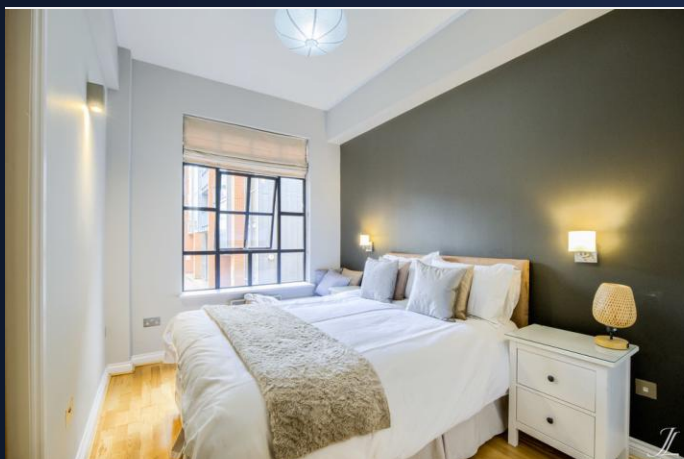
Asking Price Of **£250,000**

*Loft Style Apartment*

*Two Double Bedrooms*

*772 Sq. Ft.*

*Secure, Allocated Parking*



### Property Description

**DESCRIPTION** James Laurence are pleased to present an immaculately presented, individual designed two bedroom loft apartment in the sought after Wexler lofts development. The property spans over 772 Sq. Ft. and comprises of:- An entrance hall, open plan living & kitchen area, master bedroom with built in wardrobes, family bathroom, second double bedroom and boasts a secured, allocated parking space. The property also benefits from a whirlpool bath, large picture windows, high ceilings, underfloor heating in addition to wall heaters and a daytime concierge service. A must view to avoid disappointment!

**LOCATION** The property is located in the heart of Birmingham's Jewellery Quarter. The Jewellery Quarter is a designated conservation area and proposed World Heritage Site. It is already a prestigious and highly desired part of Birmingham. Currently undergoing further redevelopment, many of the old factories are converted into stylish apartments, restaurants and shops. Within only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District, Bullring Shopping Centre and transport links such as New Street Station.

**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.

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band:** D

**Service Charge:** £2,490.00 Per Annum

**Ground Rent:** £250.00 Per Annum (For the Apartment) & £50.00 Per Annum (For the Parking). So in total £300.00 Per Annum.

**Ground Rent Review Period:** TBC

**Length of Lease:** 104 Years Remaining

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-



### Floor Layout



Total approx. floor area 772 sq ft (72 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		