



Derwent Foundry

Jewellery Quarter

B3 1BG

Asking Price Of **£190,000**

Two Double Bedrooms

Located on St Pauls Square

Two Allocated Parking Spaces

Excellent Condition



Property Description

DESCRIPTION **EWS1 FORM GRANTED** A fantastic opportunity to purchase this beautiful and well positioned, two bedroom apartment offering fantastic space and located on the ground floor, within the sought after Derwent Foundry in Birmingham's vibrant Jewellery Quarter. The apartment offers two allocated car parking spaces. A spacious entrance hall, open plan lounge, kitchen with all integrated appliances, master bedroom with en-suite shower room, second double bedroom and a family bathroom.

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 and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

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.

Council Tax Band: D

Service Charge: £2,880.00 Per Annum.

Ground Rent: £400.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 107 Years Remaining.

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

Free Valuation: Please contact the office on to make an appointment.



Floor Layout



Total approx. floor area 717 sq ft (67 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	77 C	86 B
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