



Q Apartments

Jewellery Quarter

B1 3JA

Asking Price Of **£245,000**

Stunning Two-Bedroom Apartment

Private Balcony With City Views

Secure & Allocated Parking

805 Sq. Ft.



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 second floor, within the sought after Q Apartments in Birmingham's vibrant Jewellery Quarter. The apartment offers a spacious entrance hall, open plan lounge, fitted kitchen with all integrated appliances, from the lounge there are French doors providing access to the Juliette balcony offering views across the city. Two double bedrooms, the main bedroom offers a private balcony which again has great city views and with a private en-suite bathroom. The second bedroom is equally a good size, and benefits from an integrated wardrobe. The family bathroom is spacious and has a shower over bath. The large hallway benefits from two storage cupboards and also space for further storage if required.

This property benefits from allocated parking, secure gated entrance and communal gardens creating a calm oasis for residents. Within a five minute walk to Birmingham's vibrant St Paul's Square & Brindley Place, home to residents, local shops, bars and restaurants.

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.

Tenure: Leasehold

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

Local Authority: Birmingham City Council
Council Tax Band - E

Service Charge - £2,644.80 Per Annum

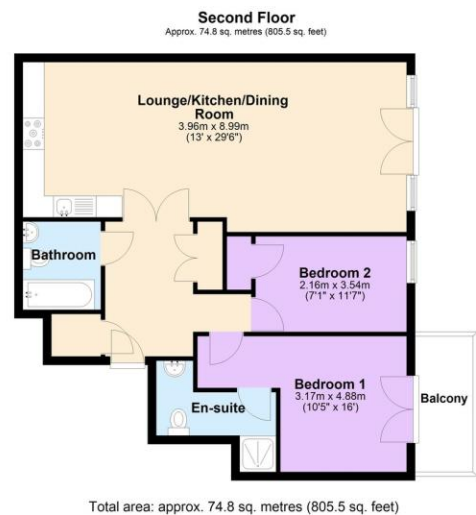
Ground Rent - £50.00 Per Annum

Ground Rent Review Period - TBC

Length of Lease - 979 Years Remaining.



Floor Layout



Total approx. floor area 805 sq ft (75 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.

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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