

## Newhall Court

Jewellery Quarter

B3 1DR

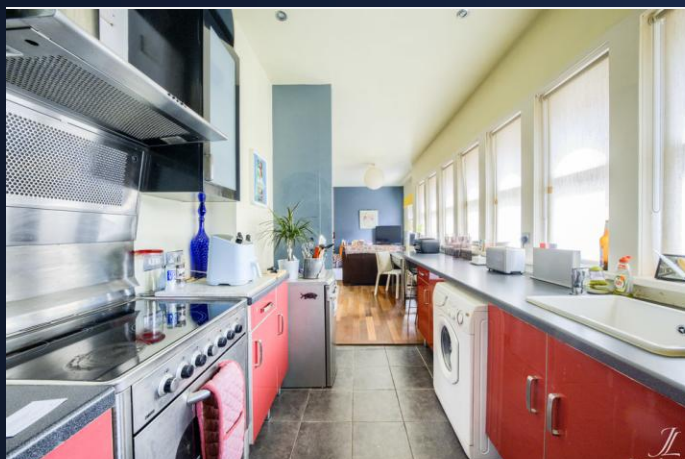
Asking Price Of **£150,000**

*One-Bedroom Apartment*

*569 Sq. Ft.*

*Secure & Allocated Parking*

*No Upward Chain*



### Property Description

**DESCRIPTION** An excellent, well presented one bedroom apartment on the top floor of the popular Newhall Court development, a short walk from St Pauls Square, Jewellery Quarter amenities and the financial district. The property boasts open plan living area, kitchen area complete with fitted appliances of fridge/freezer, washer/dryer, electric hobs with extractor hood above. It benefits from a modern bathroom-with shower above a bath, ample hallway and bedroom storage areas, secure intercom access, with a secure allocated parking space.

**LOCATION** On the cusp of St Pauls Square, Jewellery Quarter and Financial District, Newhall Court couldn't be better situated-a short walk and you can be shopping in Grand Central or Bullring, commuting via New street or Snow Hill stations, or relaxing with a coffee in one of the many independent eateries on offer in the Golden Square of the Jewellery Quarter. A must view property.

**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:** £3,080.93 Per Annum.

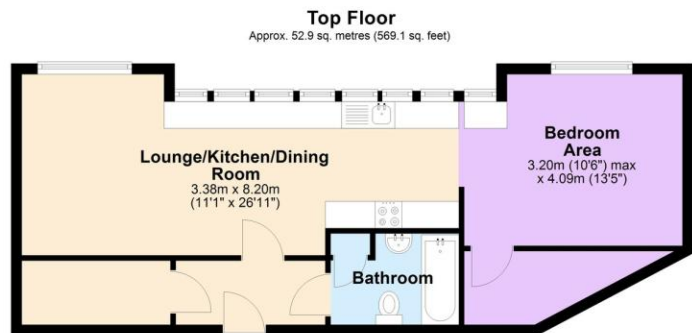
**Ground Rent:** £50.00 Per Annum

**Ground Rent Review Period:** TBC

**Length of Lease:** 976 Years Remaining.



### Floor Layout



Total area: approx. 52.9 sq. metres (569.1 sq. feet)

Total approx. floor area 569 sq ft (53 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70   C	77   C