









# Bishton & Fletcher

REASSURINGLY LOCAL

Jewellery Quarter

B1 3LG

## £295,950

Two Spacious Double Bedrooms Master Ensuite No Upward Chain Boutique Development





#### **Property Description**

DESCRIPTION James Laurence is proud to present this exquisite 2-bedroom, 2-bathroom apartment nestled in the heart of Birmingham's iconic Jewellery Quarter. Perfectly blending historic charm with modern lucury, this highquality residence offers a unique living experience that stands out in one of the city's most desirable residential locations. Based on Legge Lane, this apartment is just a short walk from some of the Jewellery Quarters best restaurants, independent shops or transport links.

LOCATION Situated within the vibrant Jewellery Quarter, this apartment offers the best of Birmingham's cultural and culinary scenes right at your doorstep. Enjoy a leisurely stroll to boutique shops, trendy cafes, fine dining restaurants, and art galleries. Excellent transport links, including nearby train and tram stations, provide easy access to the rest of the city and beyond

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION 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: £1,554.00 Per Annum.

Ground Rent: £250.00 Per Annum

Ground Rent Review Period: TBC

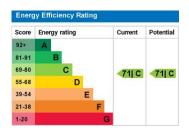
Length of Lease:246 Years Remaining.



### Total approx. floor area 710 sq ft (66 sq m)

**Floor Layout** 

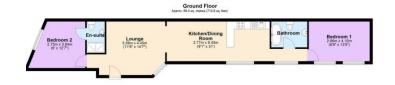
Whilst every att empt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and shauld be used 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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# J James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



Total area: approx. 66.0 sq. metres (710.8 sq. feet)