



# Bishton & Fletcher

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 luxury, this high-quality 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.



### Floor Layout



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

Total approx. floor area 710 sq ft (66 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	71   C	71   C
39-54	E		
21-38	F		
1-20	G		