

# Moreton House

Jewellery Quarter

B1 3BE

Asking Price Of **£169,950.00**

*Stunning One Bedroom Apartment*

*Third Floor Apartment*

*441 Sq. Ft.*

*No Upward Chain*



### Property Description

**DESCRIPTION** **\*\*EWS1 FORM GRANTED\*\*** Moreton House is a stunning residential development in Birmingham's vibrant Jewellery Quarter, set within the new St George's Urban Village scheme. The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. Each apartment has been crafted in both layout and specifications. The emphasis is on the luxury design and the clean contemporary lines without compromising attention to detail. The apartment briefly comprises of:- An entrance hall, open plan living & kitchen area, family bathroom & Master bedroom.

The property is an ideal investment achieving £900.00 Per Calendar Month.

**LOCATION** The development itself has luxuries including a comprehensive concierge service, on site residents gymnasium and post room. Moreton House was brought to you by Birmingham's leading developer Seven Capital and creates the perfect either buy to let investment or urban home.

Birmingham has been named the most investable City in the UK for a second year running. With the major schemes such as HS2 and the Curzon Street regeneration, Birmingham is rapidly becoming one of the most sought after locations and set to be in the top ten best places to invest money on the continent.

**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: D

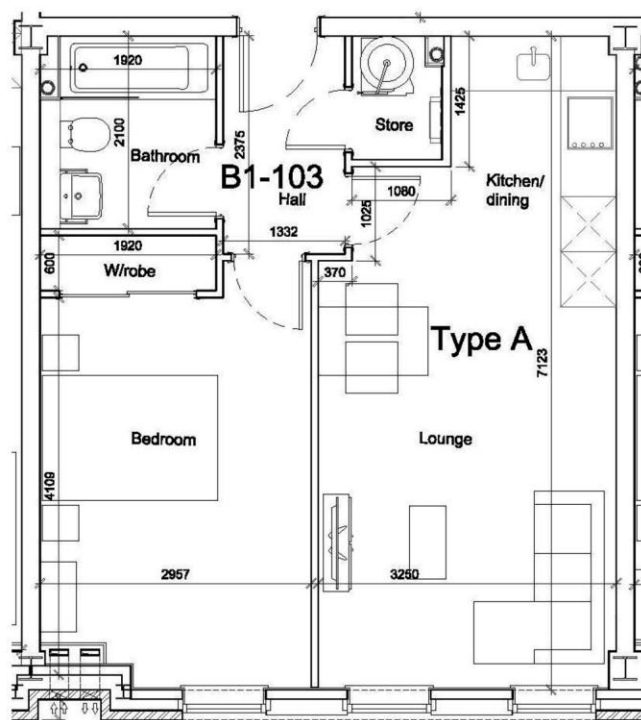
Service Charge: £1,540.00 Per Annum

Ground Rent: £350.00 Per Annum

Length of Lease: 121 Years Remaining



### Floor Layout



Total approx. floor area 441 sq ft (41 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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