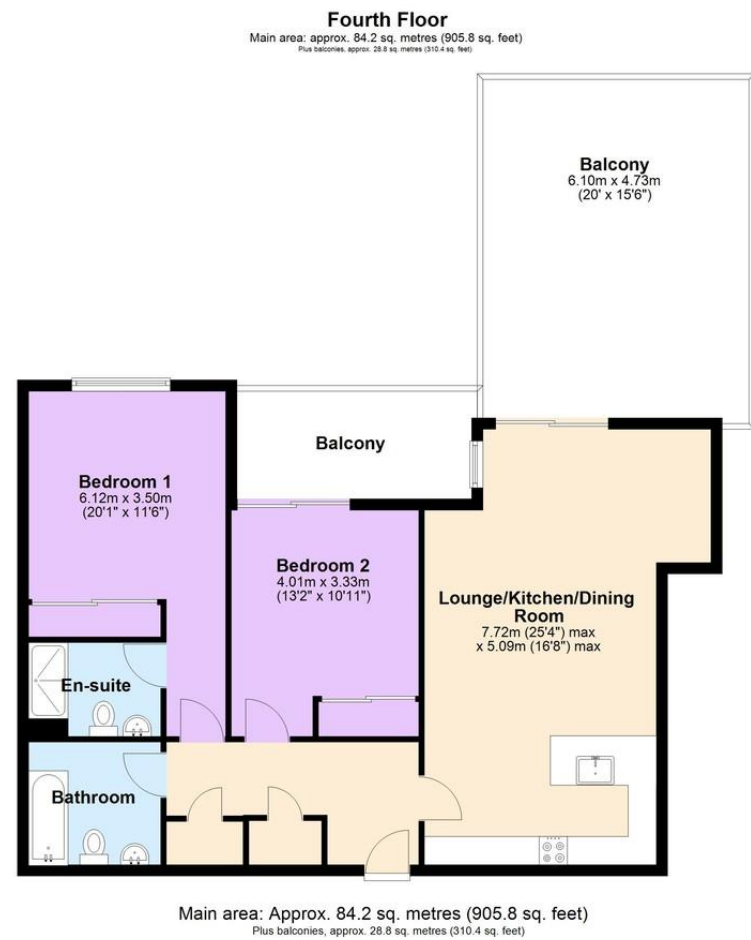




Floor Layout



Total approx. floor area 905 sq ft (84 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.



St Pauls Place

40 St. Pauls Square

B3 1FQ

Asking Price Of **£465,000**

- Fourth Floor Apartment
- Two Double Bedrooms
- Secure, Allocated Parking
- 905 Sq. Ft. Internal Space



**St Pauls Place,
40 St. Pauls Square, Jewellery Quarter, B3 1FQ**
Asking Price Of **£465,000**



Property Description

DESCRIPTION A superbly positioned two-bedroom, two-bathroom apartment situated in the prestigious St. Paul's Place Development, this well-appointed apartment offers approximately 905 Sq. Ft. of internal space, along with 310 Sq. Ft. of outdoor space, boasting unrivalled City views.

The property is nestled in the heart of the Jewellery Quarter on St Paul's Square, within easy reach of Birmingham City Centre and with easy access to New Street Station.

The property features a large open plan living/dining room with fully fitted kitchen and a large private terrace, master bedroom with en-suite, guest bedroom with a private balcony, family bathroom and a secure allocated parking via a remote controlled gate.

The development also benefits from 24 hour concierge. This is a rare opportunity to procure a fantastic apartment in an incredibly popular development, in Birmingham's most popular area.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter, just off St Paul's Square and close to the canal towpaths.

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.



REASSURINGLY LOCAL



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: £3,897.24 Per Annum.

Ground Rent: £249.96 Per Annum

Ground Rent Review Period: Reviewed every 10 years in line with RPI

Length of Lease: 108 Years Remaining.

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Further Material Information:

Part A

Council Tax /Domestic Rates: D
Asking price: £465,000.00
Tenure:* Leasehold

Part B

Property type: Apartment
Property construction: Purpose built.
Number and types of room: two bedroom apartment
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Electric
Broadband: We recommend you complete your own investigation.
Mobile signal/coverage: We recommend you complete your own investigation
Parking: Yes



**To book a viewing
of this property:**

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

