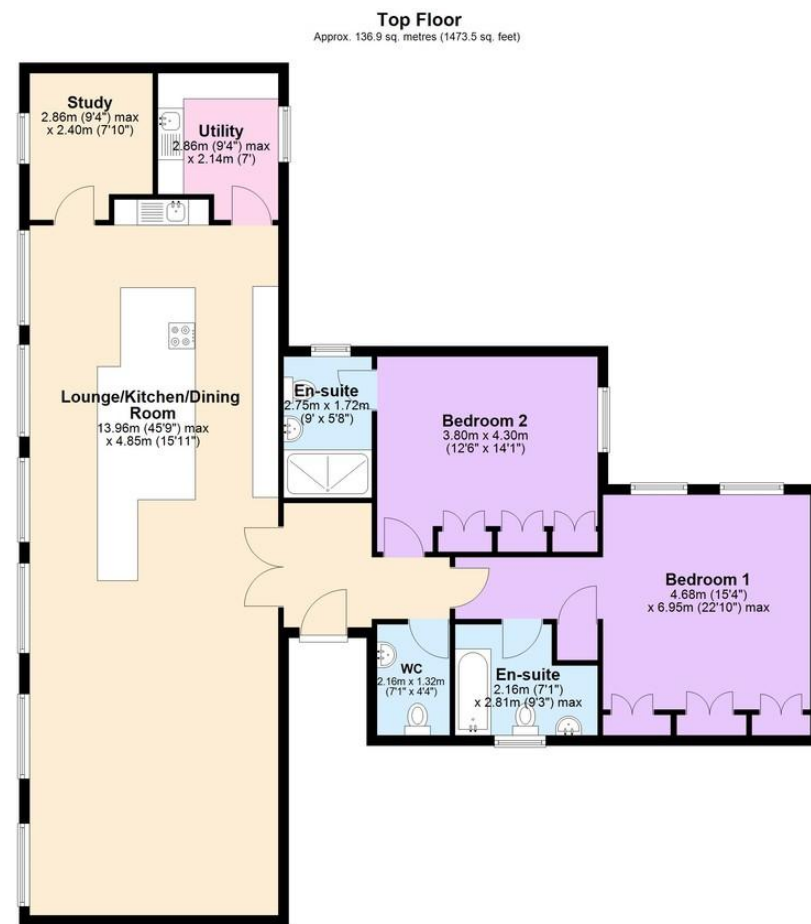


Floor Layout



**Top Floor**  
Approx. 136.9 sq. metres (1473.5 sq. feet)

Total area: approx. 136.9 sq. metres (1473.5 sq. feet)

Total approx. floor area 1,358 sq ft (126 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.

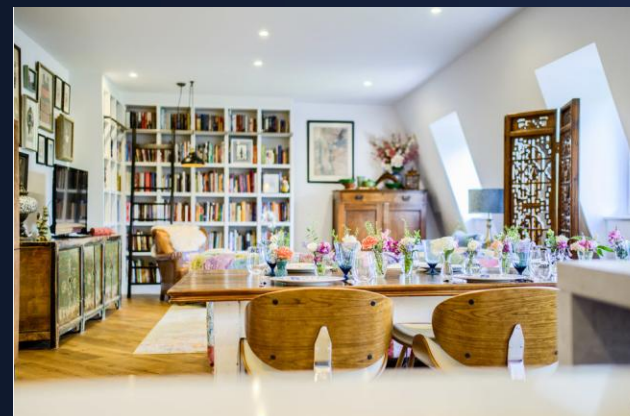
*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*

# St Pauls House

21 - 23 St. Pauls Square  
B3 1RB

Asking Price Of **£795,000**

- Luxurious Two-Bedroom Apartment
- 1358 Sq. Ft.
- Secure & Allocated Parking
- Penthouse Apartment





**St Pauls House,**  
**21 - 23 St. Pauls Square, Jewellery Quarter, B3**  
**1RB**  
**Asking Price Of £795,000**



## Property Description

**DESCRIPTION \*\*LUXURY PENTHOUSE TWO-BEDROOM APARTMENT\*\* \*\*HIGH SPECIFICATION\*\***

*St. Pauls House is the very finest of luxurious city living in the heart of Jewellery Quarter.*

*The full frontage living room of this penthouse makes the most of the breath taking views of leafy St. Pauls Square and beyond.*

*Finished to a high specification, and spanning over 1,358 Sq. Ft. this state of the art apartment comprises of two double bedrooms both with full en-suite bathrooms plus separate powder room, a dedicated home office, large utility room and its own secure parking space. The large open plan living kitchen, and dining is made for entertaining.*

*ST. PAUL'S HOUSE St Paul's House effortlessly blends history with modern design. A thoughtfully converted home, offering luxury living within the city benefits from high ceilings, and generous sized rooms with oak floors and carpeted bedrooms.*

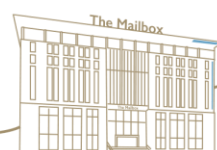
*This gloriously exuberant apartment has over 1,358 Sq. Ft. of contemporary living space. The overall result is a fabulous sense of space throughout.*

*Accessed via communal entrance with video entry system, you are welcomed into the boutique entrance with an original lift and designed stairwell surroundings.*

*You enter the apartment, through the inviting reception hall off which runs bedrooms and the living space. The feature double doors lead into the delightful open plan living area, which includes dining area, living room with custom made bookshelves and stunning bespoke kitchen having a range of integrated appliances along with large Corian stone topped island and breakfast bar. Adjacent to the kitchen area there is a generous sized study which also overlooks St. Paul's Square. Leading from the bright and spacious reception hall, the stunningly decorated master suite has a generous built in wardrobe and tranquil en-suite with full sized bath. Bedroom two has an abundance of natural light. It is extremely well proportioned, with a further built in wardrobe, and ensuite bathroom. The size of the room allows for a both Queen size bed and desk to fit comfortably.*



**REASSURINGLY LOCAL**



*Finished to the highest specification throughout, with quality craftsmanship and flawless interior design combined in the regeneration of St. Pauls House. This apartment is a gem within the Jewellery Quarter crown.*

*In short, this property is the PERFECT turnkey home.*

**LOCATION** *The property is located in the heart of Birmingham's Jewellery Quarter, on St Paul's Square and close to the canal towpaths. You'll be ideally placed to enjoy the eclectic mix of restaurants, bars, cafes and shops that Birmingham's historic Jewellery Quarter has to offer.*

*The Central Business District is just a short walk away, as are many of Birmingham's popular amenities including Selfridges, the Bullring shopping centre, Brindley Place and a variety of independent shops and Michelin star restaurants. If you're looking to travel further, Birmingham New Street, Moor Street and Snow Hill railway stations offer regular links to London, Manchester, Edinburgh and beyond, while the proposed HS2 station will allow you to travel to and from the capital in just 49 minutes.*

*The Jewellery Quarter is a designated conservation area, proposed World Heritage Site and is already a prestigious, highly desired part of Birmingham. It is experiencing further development as some of the historic factories are converted into boutique apartments, restaurants and shops.*

*The City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre is approximately three quarters of a mile away and contains over 140 shops, including one of the only Selfridges department stores outside of London and the exclusive Mailbox development, which is host to a range of designer outlets including Harvey Nichols.*

*There are brilliant links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 miles distant. With the growing network links within Birmingham, the property is well situated with be located 100m away from Snow Hill Station.*

**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.*

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band - E**

**Service Charge - £5,810.65 Per Annum**

**Ground Rent - £325.00 Per Annum**

**Ground Rent Review Period - TBC**

**Length of Lease - 117 Years Remaining**

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

**Call:**  
0121 6044060

**Email:**  
info@jameslaurenceuk.com

