



# Miller Apartments

Jewellery Quarter

B3 1QS

Asking Price Of **£220,000**

*Located on St Paul's Square*

*Secure Gated Residency*

*673 Sq. Ft.*

*Secure Allocated Parking in Gated Car Park*



### Property Description

**DESCRIPTION** This stylish one bedroom apartment located in the sought-after Miller Apartments, benefits from secure, allocated parking and a modern finish. Enjoy views of the iconic St Paul's Church on St Paul's Square, all from the comfort of your living room. This residence offers a perfect blend of contemporary design and historic charm, all whilst being situated within a secure, gated residency.

**LOCATION** The property is located in the heart of Birmingham's Jewellery Quarter, on St Paul's Square which is thriving with many popular coffee shops, bars and restaurants. 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 only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District. It offers great transport links, being a 10-minute walk to the city centre, a 10 minute walk to Snow Hill Train Station, a 15 minute walk to Birmingham New Street Train Station.

**HALLWAY** The property offers a spacious hallway with rustic wooden floorboards, leading to the below rooms. The property has an electric alarm system situated in the hallway.

**OPEN PLAN KITCHEN & LIVING AREA** The beautifully presented open plan living room/dining room offers floor to ceiling windows, which look directly onto the iconic St Paul's Church. Whilst the views can be enjoyed from inside, all windows are fitted with privacy film.

**KITCHEN AREA** The bright fully fitted kitchen includes an electric oven, four ring electric hob, extractor, integrated fridge, integrated freezer and washing machine which remain in the property.

**BEDROOM ONE/MASTER BEDROOM** Spacious carpeted double bedroom with fitted mirrored wardrobes and an electric radiator. This bedroom benefits from large windows, fitted with privacy film, which overlook the courtyard garden.

**SECOND RECEPTION ROOM/ STUDY** The second carpeted reception room/study provides a further spacious room, which could be utilised as a workspace if desired. It benefits from mirrored sliding doors leading into the spacious and light open plan living area.

**BATHROOM** The generous bathroom houses a 3-piece suite with a large walk-in shower.

**UTILITY CUPBOARD** The utility cupboard houses the water tank for the property, providing a large storage area.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** Agents Note: We have not tested any of the electrical, central heating or sanitaryware 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 milages 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:** £2,497.56 Per Annum

**Ground Rent:** £256.00 Per Annum

**Ground Rent Review Period:** TBC

**Length of Lease:** 106 Years Remaining



### Floor Layout



Total approx. floor area 673 sq ft (63 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		