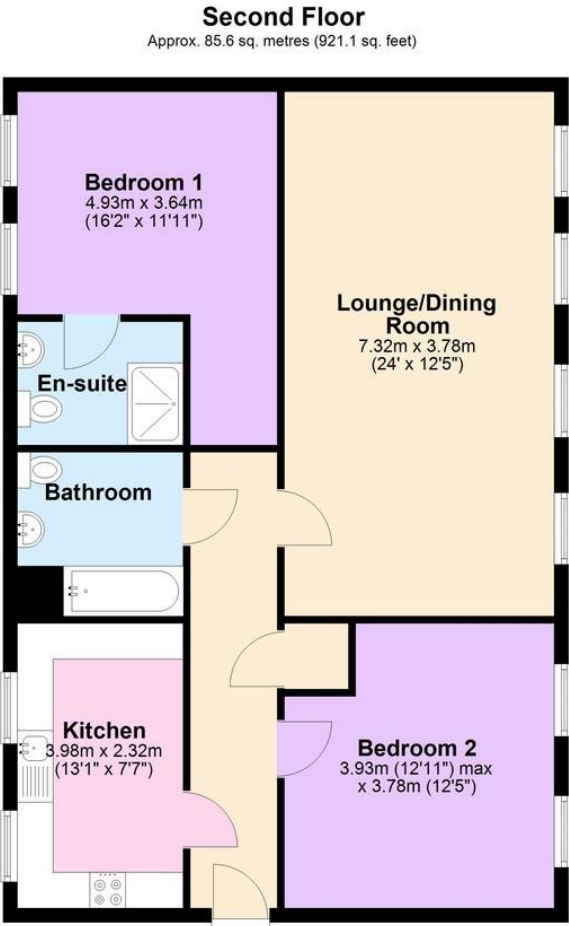




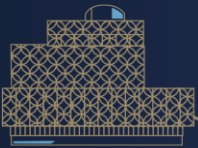
Floor Layout



Total area: approx. 85.6 sq. metres (921.1 sq. feet)

Total approx. floor area 921 sq ft (86 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.



House of York

Charlotte Street,
Jewellery Quarter,
B3 1PT

Asking Price Of **£340,000**

- Second Floor Apartment
- Two-Bedrooms Two-Bathrooms
- Large Open-plan Lounge/Diner with Separate Kitchen
- Secure Allocated Parking
- Character Features



House Of York, Charlotte Street, Jewellery Quarter, B3 1PT

Asking Price Of £340,000

Property Description

DESCRIPTION An immaculately maintained second floor two-bedroom two-bathroom apartment located within the exclusive Grade II Listed House of York development within Birmingham's historic Jewellery Quarter. The internal accommodation briefly comprises an entrance hallway with a spacious lounge/dining room, kitchen, two bedrooms (one of which has an ensuite bathroom) and family bathroom. To the outside, the property is set away from the road within a gated residential development and benefits from secure allocated parking. Exposed brickwork and sash windows provide a historic charm in keeping with the Grade II Listed building whilst a wifi controlled heating, and secondary glazing provide a modern touch expected in contemporary homes.

LOCATION House of York is a Grade II Listed residential development located within Birmingham's historic Jewellery Quarter, a stones throw away from St Pauls Square. 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.

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.



REASSURINGLY LOCAL



Tenure: Leasehold
Services: All mains' services are connected to the property.
Local Authority: Birmingham City Council
Council Tax Band: D
Service Charge: £2514.14 Per Annum.
Ground Rent: £250.00 Per Annum
Ground Rent Review Period: TBC

Length of Lease: 107 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: £360,000.00
Temure*: Leasehold

Part B
Property type: Apartment
Property construction: Converted building
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

Part C
Building safety: Please seek confirmation from your solicitor.
Restrictions: Leasehold
Rights and easements: N/a.
Flood risk: N/a.
Coastal erosion risk: N/a.
Planning permission: N/a.
Accessibility/adaptations: N/a.
Coalfield or mining area: N/a.
Energy Performance Certificate (EPC):** C



To book a viewing of this property:

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

