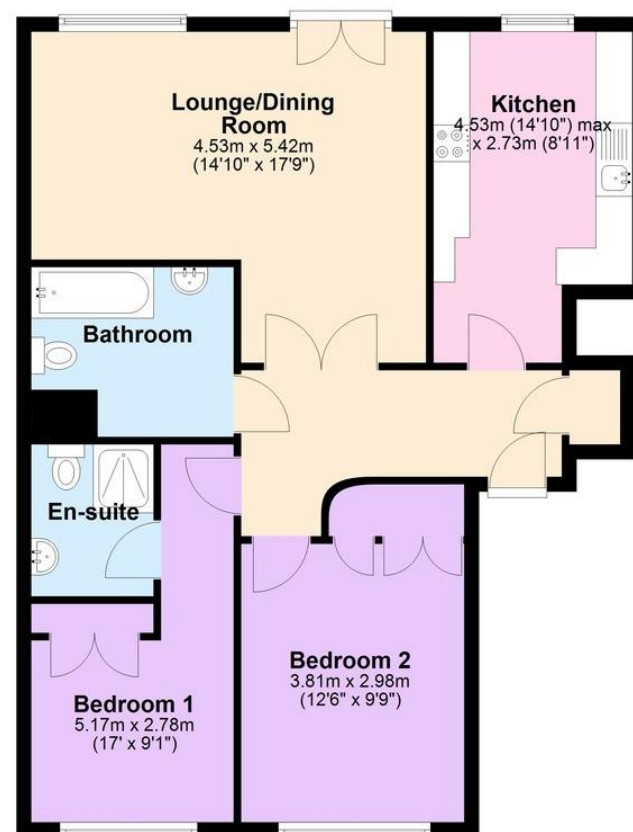




Floor Layout



Total area: approx. 73.9 sq. metres (795.5 sq. feet)

Total approx. floor area 926 sq ft (86 sq m)

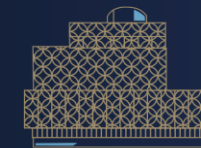
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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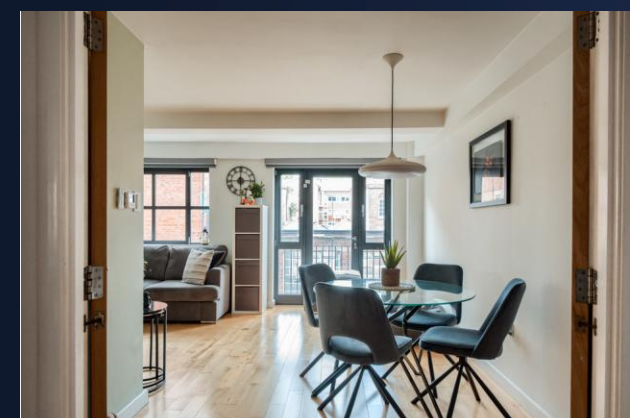
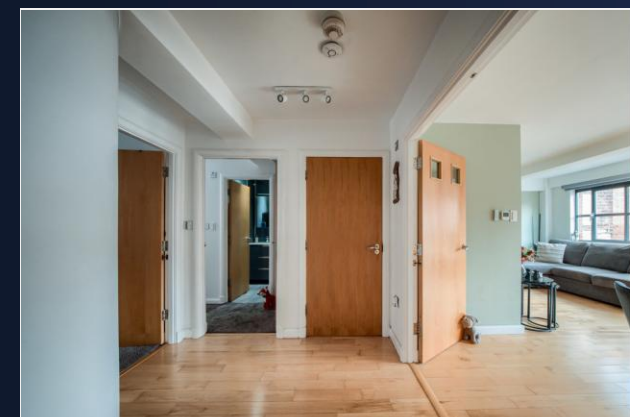
James Laurence

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

James Laurence



REASSURINGLY LOCAL



Maxim 28

21 Lionel Street

Birmingham

B3 1AT

Asking Price Of **£300,000**

- Stunning Second Floor Apartment
- Two Bedrooms Two Bathroom
- Large Open Plan Living Area
- Separate High Spec Kitchen
- Secure Allocated Parking



Maxim 28

21 Lionel Street, Birmingham, B3 1AT

Asking Price Of £300,000

Property Description

DESCRIPTION A stunning two-bedroom apartment in the popular Maxim 28 development. This apartment boasts 926sqft of living space with canal views, secure allocated parking, and internal accommodation briefly comprising a welcoming entrance hall, Lounge / Dining room with Juliette balcony over the canal looking towards St Pauls Square, a separate Kitchen designed by In-Toto finished to a high specification with Getacore worktops, Blanco sink, and integrated appliances. There are two double bedrooms, one of which has an ensuite, with both featuring fitted wardrobes. The family bathroom features a bespoke Roca suite.

LOCATION Maxim 28 is located on Lionel Street, a short walk from St Paul's Square, home to St Paul's Church and a number of bars and restaurants. Whether you're looking for post dinner drinks at St Pauls House or 100 Trades, or dinner at Pasta Di Piazza or Trentina, the area is inundated with gorgeous food and drink. The Jewellery Quarter is home to countless independent jewellers, gift shops and antique dealers, making it perfect for an afternoons stroll. If you're a fan of history and theatre you're in luck too, with Birmingham Museum and the Repertory theatre both under a 15 minute walk away.

For travel amenities, you're a short distance from New Street, Snow Hill and Jewellery Quarter train stations, and a short drive from Birmingham's ring road.

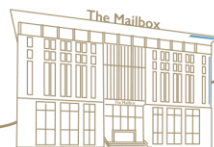
JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements 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.

Tenure: Leasehold



REASSURINGLY LOCAL



*Services: All mains' services are connected to the property.
Local Authority: Birmingham City Council
Council Tax Band: E
Service Charge: £ 2,266.48 Per Annum.
Ground Rent: £150.00 Per Annum
Length of Lease: 100 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: E
Asking price: £320,000.00
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*

*Part C
Building safety: Please seek confirmation from your solicitor.
Restrictions: N/a.
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

