



Maxim 28

Jewellery Quarter

B3 1AT

Asking Price Of **£275,000**

Stunning Second Floor Apartment

Two Bedrooms Two Bathroom

Large Open Plan Living Area

Separate High Spec Kitchen



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

Floor Layout



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

