

REASSURINGLY LOCAL



Newhall Court

George Street

Birmingham

B3 1DR

Offers over £190,000

Third Floor Apartment

Two Bedrooms

Two Bathrooms

Lounge / Diner with Separate Kitchen

Secure Allocated Parking

No Upward Chain



Property Description

DESCRIPTION A well-presented third-floor two-bedroom, two bathroom apartment with secure allocated parking in the ever-popular Newhall Court development, in the heart of Birmingham's historic Jewellery Quarter. The internal accommodation briefly comprises an Entrance Hall with two storage cupboards off, open-plan Lounge / Dining Room with a separate Kitchen, two double Bedrooms (one of which is ensuite), and a family bathroom. The property is sold with an allocated parking space within the development's secure car park, and is sold with no upward chain.

LOCATION 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.

Transport: There are good 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 300m away from Snow Hill Station

JAMES LAURENCE ESTATE AGENTS 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 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

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

Local Authority: Birmingham City Council

Council Tax Band - E

Service Charge - £4,376.90 per annum

Ground Rent - £50 per annum

Ground Rent Review Period - TBC

Length of Lease - 974 years remaining



Floor Layout

Ground Floor

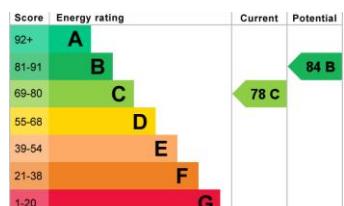
Approx. 69.8 sq. metres (750.9 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 sq. feet)

Total approx. floor area 750 sq ft (70 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.



Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH


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