



## The Old Chapel

Jewellery Quarter

B3 1QS

Asking Price Of **£285,000**

*Stunning Two-Bedroom Apartment*

*873 Sq. Ft.*

*Secure & Allocated Parking*

*High End Contemporary Finish*





## Property Description

**DESCRIPTION** **\*\*NO UPWARD CHAIN\*\*** A superb upper ground floor apartment spanning over 873 Sq. Ft. of internal living space, located in the sought after development The Old Chapel on St Pauls Square. This premium address is home to just 12 exclusive apartments. The property comprises of entrance hallway, modern open plan living & kitchen area with integrated appliances, master bedroom with en-suite, second double bedroom with fitted wardrobes and a family bathroom. The property also benefits from having a secure allocated parking space.

**LOCATION** The property is located in the heart of Birmingham's Jewellery Quarter on St. Paul's 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.

**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.

**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.

**Tenure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band:** E

**Service Charge:** Circa. £3,400.00 Per Annum

**Ground Rent:** £150.00 Per Annum

**Ground Rent Review Period:** TBC

**Length of Lease:** 129 Years Remaining.



## Floor Layout



Total approx. floor area 873 sq ft (81 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40   E	49   E
21-38	F		
1-20	G		

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**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