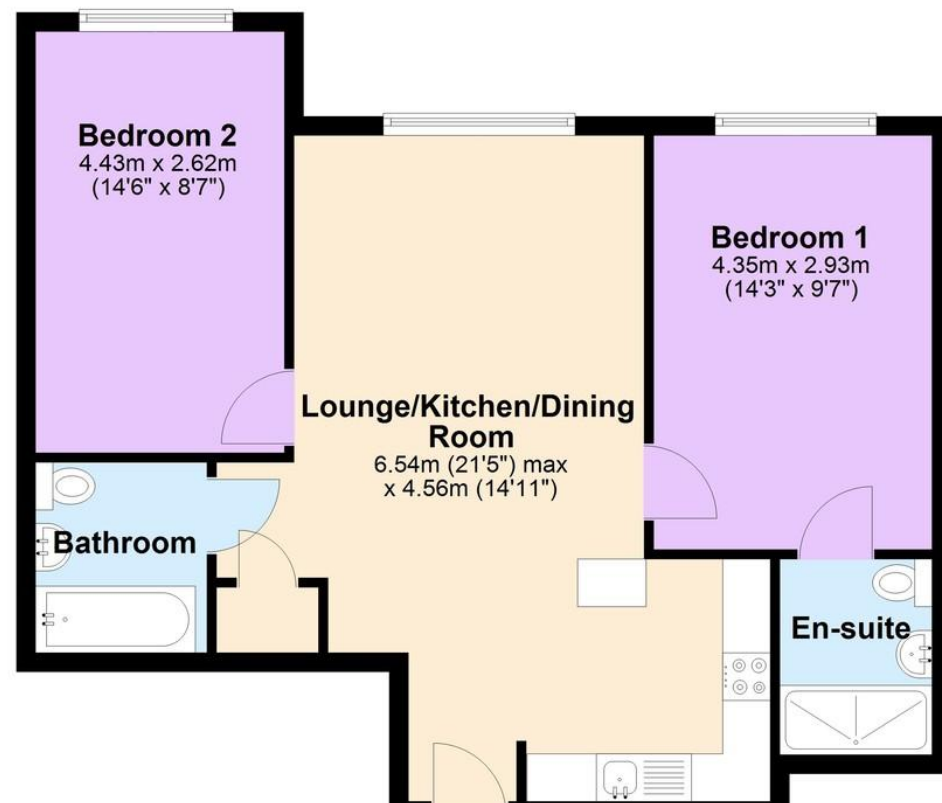




## Floor Layout

### Sixth Floor

Approx. 61.4 sq. metres (661.4 sq. feet)



Total approx. floor area 661 sq ft (61 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*  
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



## Beaufort House

Newhall Street,

Birmingham

B3 1PB

Asking Price Of £265,000

- Sixth Floor Apartment
- Secure Allocated Parking
- Two Double Bedrooms
- Separate Storage Unit Within the Building
-



## Beaufort House, Newhall Street, Birmingham, B3 1PB Asking Price Of £265,000

### Property Description

*DESCRIPTION* A bright and well proportioned property finished to a very high standard offering style, comfort, and the convenience of a city centre location, within a few minutes walk from St Paul's Square. This beautifully appointed two-bedroom apartment is one of the few properties in the building which has secure allocated parking and a separate internal storage unit on the same floor as the apartment.

The property has one main bathroom and an en-suite shower bathroom, and is connected with many smart features, such as Video Intercom System, Third Generation Nest Thermostat for heating and hot water, Sky+ connection in the living room and master bedroom, & Fibre Optic Broadband availability - ideal for those that work from home.

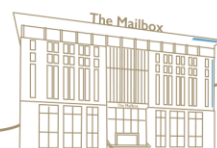
The interior design has been carefully considered with Karndean flooring throughout the living areas, a bespoke kitchen with integrated Bosch appliances, four ring ceramic hob with recirculating extractor hood, plus soft close cupboard doors. The two bathrooms in the property feature Villeroy & Boch fittings and herringbone ceramic tiled walls with penny tiled flooring, brushed brass ironmongery and heated towel rails.

Within the secure reception foyer there are two lifts, and residents also benefit from having an on-site concierge 8am - 1pm Monday - Friday.

*LOCATION* Beaufort House occupies a prime central location, between the Jewellery Quarter and Colmore Business District. Transport links are plentiful with Snow Hill train station & New Street train station a 5-minute and 10-minute walk away respectively. By car, the apartment is located just a 5-minute drive from junction 6 of the M6 motorway. It is a 5-minute walk to Birmingham's recently re-developed Chamberlain Square and a few minutes away from leafy St Paul's Square. There are a fantastic selection of independent bars, restaurants, & cafes on it's doorstep, and residents of Beaufort House can also enjoy the city's amenities such as the Bull Ring & Mailbox Shopping Centres, Museums & Galleries, Including the Ikon & Birmingham Museum & Art Gallery.



REASSURINGLY LOCAL



*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*

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

*Local Authority: Birmingham City Council*

*Council Tax Band – D*

*Service Charge - £2395.00 Per Annum*

*Ground Rent - £350 Per Annum*

*Ground Rent Review Period – TBC*

*Length of Lease - 118 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.*



### To book a viewing of this property:

**Call:**  
0121 6044060

**Email:**  
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