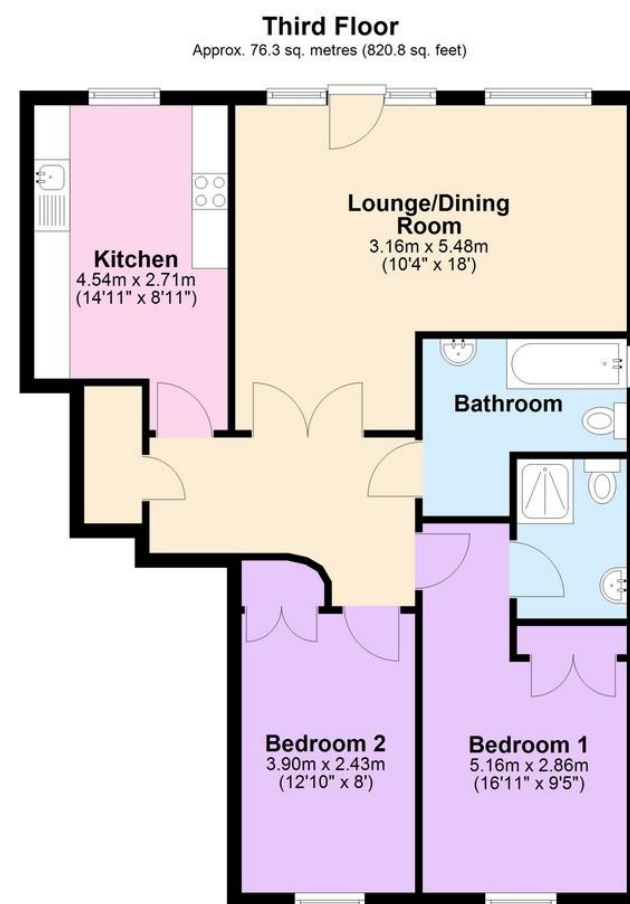




Floor Layout



Total area: approx. 76.3 sq. metres (820.8 sq. feet)

Total approx. floor area 820 sq ft (76 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

James Laurence



REASSURINGLY LOCAL



Maxim 28

Lionel Street

Birmingham

B3 1AT

Asking Price Of **£260,000**

- Third Floor Apartment
- Two Double Bedrooms, Two Bathrooms
- Refurbished Throughout To A Very High Standard
- Secure Allocated Parking
- Close to St Pauls Square & Colmore Row



Maxim 28
Lionel Street, Birmingham, B3 1AT
Asking Price Of £260,000

Property Description

DESCRIPTION This superb third-floor apartment has been fully refurbished to an exceptional standard, offering sleek modern interiors and high-quality finishes throughout. Extending to approximately 820 sqft. The internal accommodation comprises an entrance hallway with storage cupboard and doors leading to all principal rooms. The living / dining room provides a bright and spacious living space with large windows, and a Juliette balcony overlooking the canal with views St Pauls Church. The kitchen has been beautifully refitted with contemporary cabinetry, integrated appliances with an exception finish throughout. The master bedroom is a comfortable space with a fitted wardrobe, newly installed carpet & radiator, and an ensuite bedroom with walk-in rainfall shower, sleek tiling, and floating wash basin and WC. The second bedroom is another well-sized double with fitted wardrobe, newly fitted carpet and radiator, perfect for guests or use as a home office. The main bathroom is finished in a boutique hotel style, featuring a bath, vanity unit, wc, and modern brassware. To the outside of the property there is an allocated parking space within a secure carpark. The property is being sold with no upward chain.

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 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 - £2288.92 per annum
Ground Rent - £250 per annum
Ground Rent Review Period – TBC
Length of Lease – 100 years remaining.

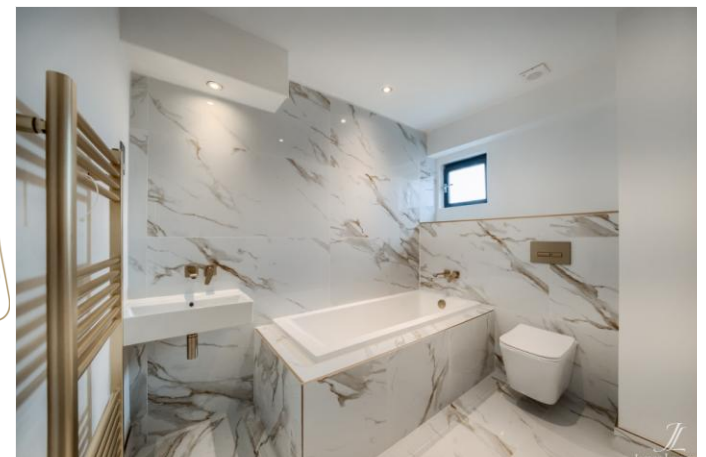
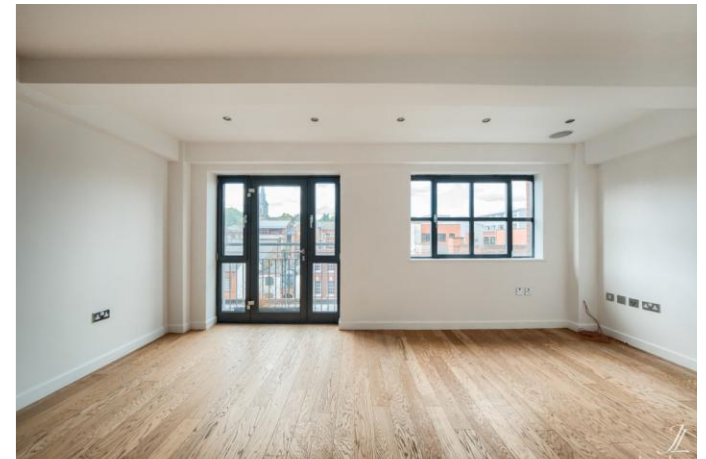
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

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 Laurene 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:
info@jameslaurenceuk.com

