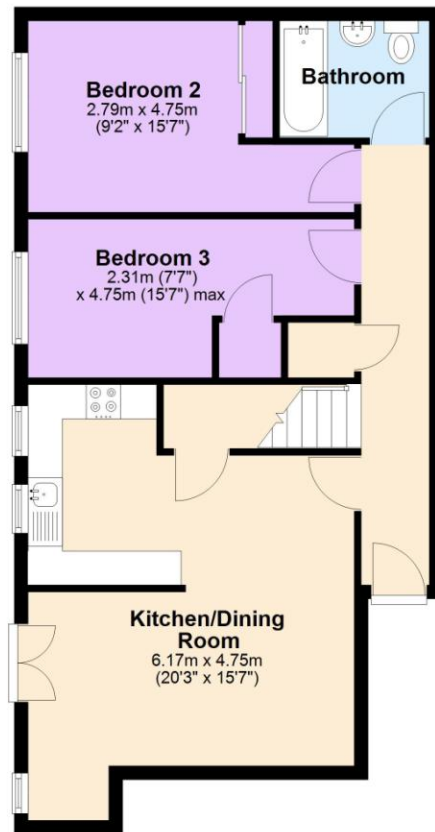




Floor Layout

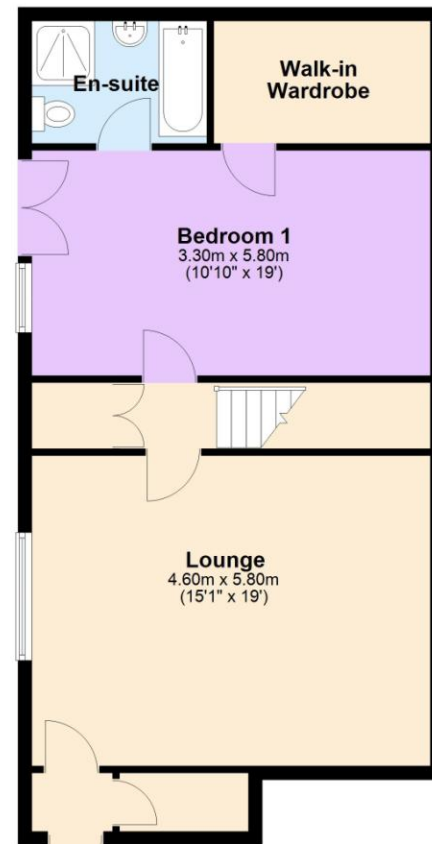
Third Floor

Approx. 61.4 sq. metres (661.2 sq. feet)



Top Floor

Approx. 64.5 sq. metres (694.5 sq. feet)



Total approx. floor area 1,356 sq ft (126 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

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



Lexington Apartments

2 Scotland Street

B1 2RR

Asking Price Of **£285,000**

- Duplex Apartment
- Three Double Bedrooms
- Two Bathrooms
- No Upward Chain



Lexington Apartments, 2 Scotland Street, Birmingham City Centre, B1 2RR Asking Price Of £285,000

Property Description

DESCRIPTION Set within the sought-after Lexington Apartments development in the heart of Birmingham's vibrant Jewellery Quarter, we present a stunning three-bedroom, two-bathroom duplex apartment. Spread over 1,355.7 sq ft, this exceptional residence offers a unique blend of space and contemporary design, complete with an allocated parking space.

LOCATION Lexington Apartments is ideally situated on Scotland Street, right on the edge of Birmingham's iconic Jewellery Quarter and within easy reach of the City Centre. This prime location offers the perfect balance between urban convenience and the charm of a historic district renowned for its creative energy, independent businesses and stunning architecture.

Residents benefit from being just a short walk from St Paul's Square, with its leafy surroundings, cafes, bars and restaurants, as well as the bustling amenities of the Jewellery Quarter, including artisan shops, galleries, and popular eateries. The area also offers excellent transport connectivity, with Jewellery Quarter Train and Metro Station and Snow Hill Station both nearby, providing quick links across Birmingham and beyond.

The apartment is also well placed for professionals, with Colmore Business District, Paradise Development, and Brindleyplace all within walking distance. For leisure, the Mailbox, Bullring Shopping Centre, and the Canalside walks around Brindleyplace and Gas Street Basin are close by, offering everything from designer shopping to waterfront dining.

Scotland Street enjoys easy access to major road networks including the A38(M) and M6, making commuting and travel out of the city simple and efficient.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION 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



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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: G

Service Charge: £3,855.96 Per Annum.

Ground Rent: £95.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 98 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:
info@jameslaurenceuk.com

