



St Pauls Place

Jewellery Quarter

B3 1FQ

Asking Price Of **£435,000**

Stunning Two Bedroom Apartment

974 Sq. Ft.

High Specification Throughout

Secure, Allocated Parking Space



Property Description

DESCRIPTION A superb positioned two-bedroom apartment situated in the prestigious St. Pauls Place Development, this well-appointed apartment offers approximately 974 Sq. Ft. of accommodation with unrivalled City views.

The property is nestled in the heart of the jewellery quarter on St Pauls Square, within easy reach of Birmingham City Centre and with easy access to New Street Station.

The property features a large open plan living/dining room with fully fitted kitchen and a large private terrace, master bedroom with en-suite, guest bedroom with a private balcony, family bathroom and a secure allocated parking via a remote controlled gate.

The development also benefits from 24 hour concierge. This is a rare opportunity to procure a fantastic apartment in an incredibly popular development, in Birmingham's most popular area.

A must view to avoid disappointment.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter, just off St Paul's Square and close to the canal towpaths.

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.

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

Floor Layout



Total approx. floor area 974 sq ft (90 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	65 D	77 C
39-54	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