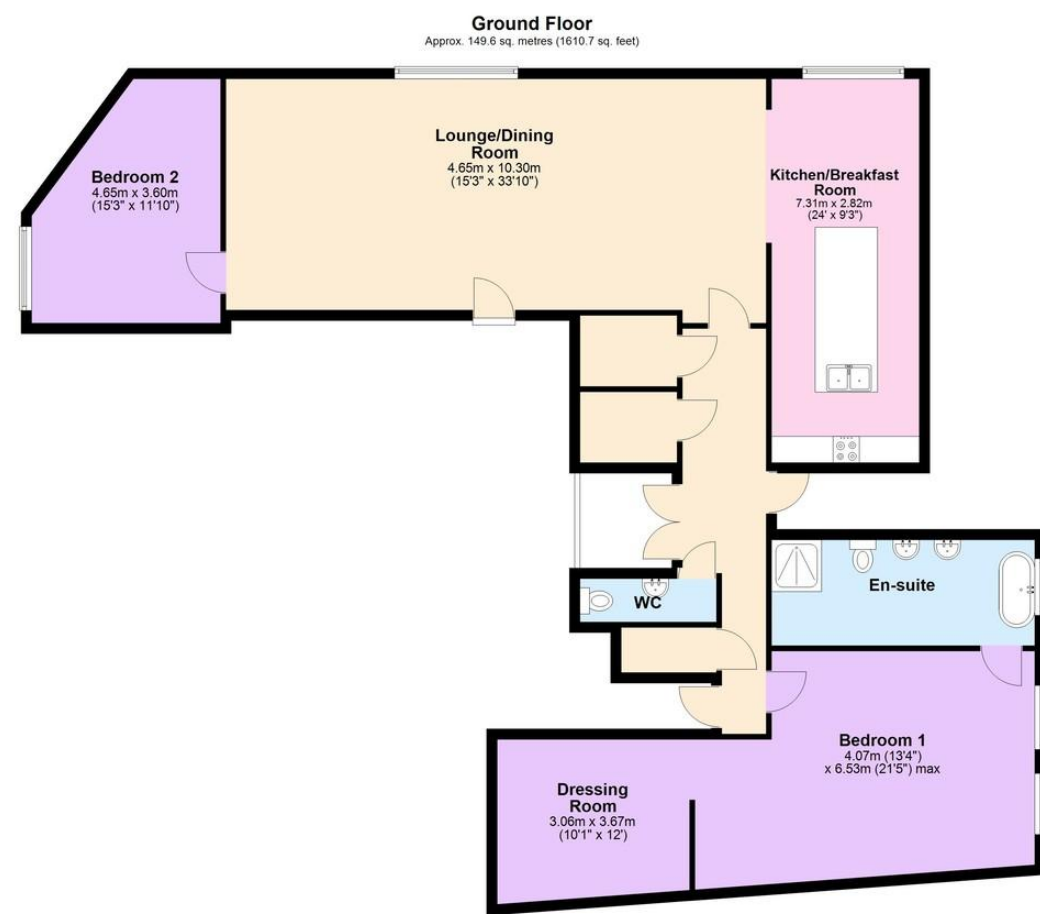




Floor Layout



Total area: approx. 149.6 sq. metres (1610.7 sq. feet)

Total approx. floor area 1,610 sq ft (150 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
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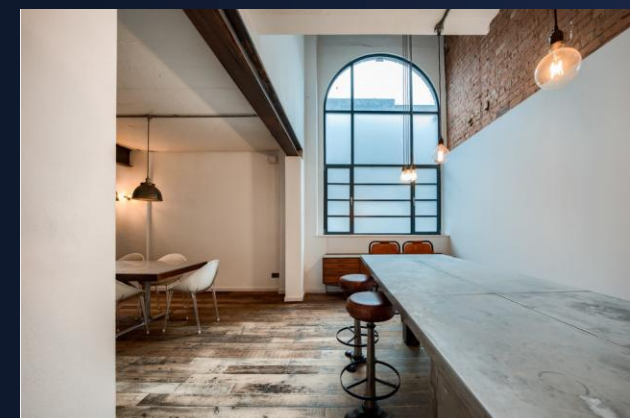
James Laurence

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



Viceroy House

65 Water Street

B3 1HN

Asking Price Of **£445,000**

- Two Double Bedrooms
- Exposed Brick Walls
- 1600 Sq. Ft.
- Excellent Condition



Viceroy House, 65 Water Street, Jewellery Quarter, B3 1HN Asking Price Of £445,000

Property Description

DESCRIPTION Secretly nestled in Birminghams iconic Jewellery Quarter. This 1,600 Sq. Ft, two-bedroom apartment is located in the prestigious Viceroy House, developed by Birminghams very own Javelin Block. Complete with striking exposed brick walls, which provide a warm, industrial aesthetic that's rich with character and unique features throughout.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter, on St Paul's Square and close to the canal towpaths. You'll be ideally placed to enjoy the eclectic mix of restaurants, bars, cafes and shops that Birmingham's historic Jewellery Quarter has to offer.

The Central Business District is just a short walk away, as are many of Birmingham's popular amenities including Selfridges, the Bullring shopping centre, Brindley Place and a variety of independent shops and Michelin star restaurants. If you're looking to travel further, Birmingham New Street, Moor Street and Snow Hill railway stations offer regular links to London, Manchester, Edinburgh and beyond, while the proposed HS2 station will allow you to travel to and from the capital in just 49 minutes.

The Jewellery Quarter is a designated conservation area, proposed World Heritage Site and is already a prestigious, highly desired part of Birmingham. It is experiencing further development as some of the historic factories are converted into boutique apartments, restaurants and shops.

The City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre is approximately three quarters of a mile away and contains over 140 shops, including one of the only Selfridges department stores outside of London and the exclusive Mailbox development, which is host to a range of designer outlets including Harvey Nichols.

There are brilliant 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. With the growing network links within Birmingham, the property is well situated with be located 100m away from Snow Hill Station.



REASSURINGLY LOCAL



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: F

Service Charge: £2,649.00 Per Annum.

Ground Rent: Peppercorn

Ground Rent Review Period: TBC

Length of Lease: 91 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.

Further Material Information:

Part A

Council Tax /Domestic Rates: F

Asking price: £445,000.00

Tenure*: Leasehold

Part B

Property type: Apartment

Property construction: Conversion

Number and types of room: two bedroom apartment

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric

Broadband: We recommend you complete your own investigation.

Mobile signal/coverage: We recommend you complete your own investigation

Parking: NO



To book a viewing of this property:

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

