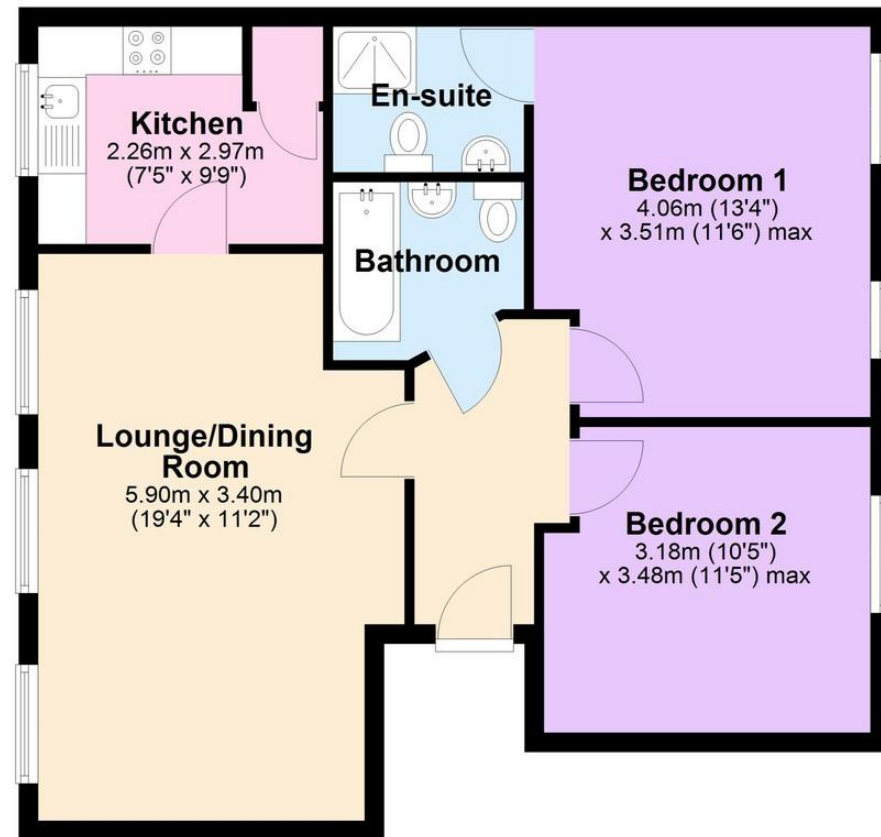




Floor Layout

Approx. 64.8 sq. metres (697.8 sq. feet)



Total area: approx. 64.8 sq. metres (697.8 sq. feet)

Total approx. floor area 697 sq ft (65 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.



Point 4, Branston Street

Jewellery Quarter

B18 6BP

Asking Price Of **£200,000**

- Two Bedroom Top Floor Apartment
- 697 Sq. Ft.
- Open-plan Lounge / Diner
- Secure & Allocated Parking



72 Branston Street,
Jewellery Quarter, Birmingham City Centre, B18
6BP
Asking Price Of £200,000

Property Description

DESCRIPTION A well presented top floor two bedroom apartment spanning over 697 Sq. Ft. situated in the heart of the Jewellery Quarter. This Third floor property benefits from having an open plan lounge/diner, separate fitted kitchen with a range of integrated appliances, and a modernised family bathroom and secure allocated parking set behind gated access. It is ideal for investors and first-time buyers, this property also comes with no upward chain.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter, alongside St Paul's Square, close to the canal towpaths and Snow Hill railway station. The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is 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, attractions and transport links

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.



REASSURINGLY LOCAL



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 - £3644.40 per annum (Temporarily increased to cover the cost of works in the development)

Ground Rent - £150 per annum

Ground Rent Review Period –TBC

Length of Lease – 125 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



To book a viewing of this property:

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

