

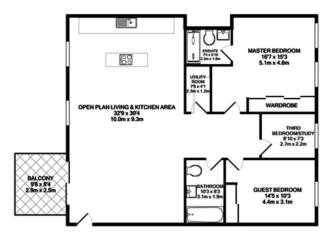


APARTMENT 1, ST. PAUL'S CHAMBERS, 85 CAROLINE STREET, JEWELLERY QUARTER, BIRMINGHAM CITY CENTRE, B3 1UP ASKING PRICE OF £595,000









TOTAL APPROX. FLOOR AREA 1345 SQ.FT. (125. SQ.M.)
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DESCRIPTION

James Laurence is delighted to present a spectacular three bedroom luxury apartment, located within St. Paul's Chambers, the crowning glory of Chord Developments' fantastic scheme in Birmingham's vibrant and popular Jewellery Quarter. The sturning apartment offers the highest specification finish with internal living space spanning over 1345 St. Ft.

This inspiring home has been thoughtfully designed and finished and briefly comprises of: An open plan living & kitchen area, master bedroom with en-suite shower room, second bedroom, home office/firid bedroom, family bethroom & a courtyard facing bedroon. The sturning apartment additionally boosts one secure & allocated parking space.

Located just off St. Paul's Square, you'll be ideally placed to enjoy the edectic mix of restaurants, bars, cafes and shops that Birmingham's historic Jewellery Quarter has to offer.

OPBN PLAN LIVING & KITCHEN AREA

32' 7" x 18' 4" (9.93m x5.59m) COURTYARD FACING BALCONY 9' 8" x 8' 4" (2.95m x 2.54m)

UTILITY ROOM 7' 5" x 4' 0" (2.26m x 1.22m)

MASTER BEDROOM

16' 0 (Max)" x14' 9" (4.88 m x 4.5 m) EN-SUITE SHOWER ROOM 7' 4" x5' 8" (2.24 m x 1.73 m)

SECOND BEDROOM

14'5"x9'8" (4.39mx2.95m)
THIRD BEDROOM/ HOME OFFICE
10'5"x7'0" (3.18mx2.13m)
FAMILYBATHROOM

6' 2" x 9' 7" (1.88m x 2.92m)

6' 2" x 9' 7" (1.88m x 2.92m SPECIFICATION

KITCHEN

- Designer kitchen by Kesseler with island and breakfast bar
- Soft dose units.
- Granite worktops.
- Full range of AEG integrated appliances including: fridge, freezer, oven, microwave, hob, extractor, plate warmer and dishwæher.

BATHROOMS

- VITRA designer range of luxury fixtures and fittings.
- Generous shower cubicles with monsoon shower heads.
- High quality ceramic tiling to the floors and walls.
- Heated towel rails.

SPECIFICATION FINISH

- Separate utility room with AEG washing machine and tumble dryer.
- Bespoke fitted wardrobes to all three bedrooms.
- Black walnut veneer interior doors.
- Luxury carpet to all bedrooms.
- Engineered hardwood flooring to the kitchen/living area.
- Underfloor heating throughout.
- Secure entry and video intercom system.

EXTERNAL AREAS

- $\hbox{-} \ {\sf Courtyard} \ \ {\sf facing\,bal\,cony}.$
- One secure allocated parking spaces.
 Secure video intercom entry system.
- Passenger lift serving all floors.

AREA

The property is located in the heart of Birmingham's Jewellery Quarter.

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.

The City Centre offers some of the best shopping in the œuntry. The famous Bulling Shopping Centre is only around 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 Armani and Harvey Nichols. The recently opened £150m Grand Central Shopping Centre its directly above the new £600 million redevelopment of the now world dass New Street station, including a flagship 250,000 sq. ft. John Lewis store, in addition to over 60 premium retailers and quality restaurants and cafes. The redevelopment further enhances Birmingham's retail landscape bringing a mix of unrivalled premium fashion and quality high street brands to the heart of the city.

Transport: There are good links to the national mobrway network, with excellent access to Birmingham International Arport and The National Exhibition Centre. The A88 Aston Expressway's only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 mile distant. With the growing network links within Birmingham, the property is well situated with be located 300m awayfrom Snow Hill Station.