



James Laurence

James *J* LaurenceTM
Sales and Lettings

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



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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 stunning apartment offers the highest specification finish with internal living space spanning over 1345 Sq. 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/ third bedroom, family bathroom & a courtyard facing balcony. The stunning apartment additionally boasts one secure & allocated parking space.

Located just off St. Paul's Square, 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.

OPEN PLAN LIVING & KITCHEN AREA

32' 7" x 18' 4" (9.93m x 5.59m)

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) x 14' 9" (4.88m x 4.5m)

EN-SUITE SHOWER ROOM

7' 4" x 5' 8" (2.24m x 1.73m)

SECOND BEDROOM

14' 5" x 9' 8" (4.39m x 2.95m)

THIRD BEDROOM/ HOME OFFICE

10' 5" x 7' 0" (3.18m x 2.13m)

FAMILY BATHROOM

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

SPECIFICATION

KITCHEN

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

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

- Courtyard facing balcony.
- 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 country. The famous Bullring 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 sits directly above the new £600 million redevelopment of the now world class 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 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 300m away from Snow Hill Station.



TOTAL APPROX. FLOOR AREA 1345 SQ.FT. (125.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.
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