



# Asquith House

Edgbaston

B16 9HN

Asking Price Of **£270,000**

*Grade II Listed Georgian Building Home*

*791 Sq. Ft.*

*Off-Road Parking*

*Stunning Two-Bedroom Apartment*





### Property Description

**DESCRIPTION** James Laurence are pleased to present this stunning first floor apartment spanning over 791 Sq. Ft. of internal living space. The property benefits from a host of original style features, gas central heating and 117 years lease, the property comprises; spacious living dining room, modern breakfast kitchen with a host of integrated appliances, two exceptional sized multiple aspect double bedrooms, two modern bathrooms, allocated parking space, and secure communal areas, communal gardens and bike store.

**COMMUNAL AREA** The apartment is accessed to the front via secure communal entry door, with stunning communal area with attractive original features including Minton tiled floor, stain glass windows, cornice and decorative ballustrades. To the rear are attractive communal gardens with feature water fountain and communal bike store.

**LOCATION** Asquith House is a beautiful Grade II listed Georgian residence located in the heart of the leafy suburb of Edgbaston and being only 1 mile from Birmingham City Centre, this attractive property has been sympathetically converted into nine stunning and unique apartments.

Asquith House was originally built in 1854 as a private residence for a prominent local family. It has had a variety of uses since, and has maintained a reputation as a keystone for local business - most recently for the Michelin starred restaurant Jessica's (2003-2007).

The property is benefit from easy commuting to a range of travel links (bus, train, airport) and is ideally located for commuters with easy access to M5, M6 & M42. There are a wide range of state and independent schools nearby to choose from at primary and senior level.

**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 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.

Tenure: Leasehold

Council Tax Band - B (Birmingham City Council)

Service Charge - £2,617.24 Per Annum

Ground Rent - £369.81 Per Annum

Length of Lease - 117 Years Remaining.



### Floor Layout



Total area: approx. 73.5 sq. metres (791.4 sq. feet)

Total approx. floor area 791 sq ft (73 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	70   C	70   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston, Birmingham, West Midlands, B15 3TQ



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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