



## Jacoby Place

Edgbaston

B5 7UN

Asking Price Of **£195,000**

*Two-Bedroom Apartment*

*First Floor*

*801 Sq. Ft.*

*Garage En Bloc*





## Property Description

**DESCRIPTION** A well presented first floor, two double bedroom apartment in the much sought after Jacoby Place, offering apartment living at its very best. The apartments boasts a fitted kitchen, a well proportioned bathroom, a living/dining room that leads to a private study and the reassurance of garage en bloc. Further benefits include an extended lease, gas central heating, ample storage and secure intercom access, making for an ideal first home for city workers or QE hospital working professionals, or indeed a savvy landlord looking for a ready-made investment opportunity.

**LOCATION** Jacoby Place is on the doorstep of excellent leisure facilities such as Edgbaston Priory club, Edgbaston cricket ground, Cannon Hill Park and the MAC theatre, with fantastic road and transport links to Birmingham city centre which is a very short commute. Excellent private schooling facilities, the Queen Elizabeth Hospital and an array of amenities of Edgbaston, Harborne and city centre are near by. Offered with no upward chain.

**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.

**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 - TBC**

**Service Charge - £1757.82 Per Annum**

**Ground Rent - £346.00 Per Annum**

**Length of Lease - TBC**



## Floor Layout



Total area: approx. 74.5 sq. metres (801.7 sq. feet)

Total approx. floor area 801 sq ft (74 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

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

*James Laurence*  
**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