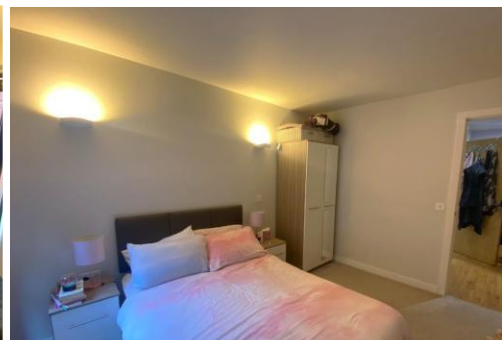




## Jewel Court, 29 Legge Lane, B1 3LE

*\*No Chain - Offers Invited\** A warm and cosy one bedroom apartment in The Jewel Court. This generously spacious home boasts a large double bedroom, smooth open place living space and an up-range bathroom to match comfort with luxury.

Get in touch to schedule an advanced viewing and reserve your new home!

- Modern Apartment with Lift access
- Gas Central Heating
- EPC Rating B, Council Tax B
- Double Glazed throughout
- Built in Kitchen Appliances

Asking Price Of £149,000



## Property Description

### THE JEWEL COURT

The Jewel Court consists of up to 77 luxury apartments and is the jewel in the crown of Legge Lane. In keeping with the district's heritage, these apartments offer high-quality craftsmanship and long lasting accommodation in one of Europe's most exciting cities.

Each fully-fitted apartment is designed and fitted to an exceptionally high specification and benefits from clever use of space. A courtyard above the underground car parking completes the chic look.

With firms such as HSBC, Deutsche Bank, HS2 Ltd. and Jaguar Land Rover, based in or around Birmingham, and development projects on the scale of the Paradise Circus Development, the Central Business District, the Metro extension and the Snow Hill Master Plan, there will be no shortage of well paid professionals seeking first-class rented accommodation.

### KITCHEN

- Custom designed soft closing door and drawer units with high gloss lacquered base unit door fronts, wall unit door fronts and high quality worktops.
- Integrated high quality appliances provided by CDA, AEG (or similar); including stainless steel electric oven, ceramic hob, fridge, freezer, dishwasher and washer/dryer.
- Stainless steel sink with single lever mixer tap.
- Extractor fan.

### PROPERTY FEATURES

- Laminate or wood effect flooring to hallway and living room.
- Carpets to bedrooms.
- Ceramic tiles by Porcelanosa or similar to bathroom and kitchen
- Carpeted flooring
- Sockets
- Oak veneer entrance doors and internal doors with satin ironmongery.
- Skirtings and architraves in satinwood finish.
- Sky + TV sockets to living room with link through bedroom.
- BT points in living room and bedroom.
- White moulded sockets and switches.
- Hardwired smoke detectors.
- Secure entry phone system in each apartment linked to secure communal entrances.

### BATHROOM

- White bathroom suites generally comprising of Porcelanosa or similar; plus bath with mixer tap or low profile shower tray with thermostatic shower and glass/chrome shower door.
- Concealed cistern dual flush Porcelanosa or similar WC.
- Porcelanosa or similar basin with single lever basin mixer with pop up waste
- Large wall mounted mirror.
- Floor tiles from Porcelanosa or similar.
- Wall tiles from Porcelanosa or similar.
- Chrome heated towel rail.
- Extractor fan.

### WINDOWS • Double glazing throughout.

- Windows with locks, in painted dark grey finish.

Tenure: Leasehold. We are advised by the vendor that there is approx. 994 years remaining on the current lease.

Service Charge: We are advised by the vendor that the current service charge is approx. £1413.38 annum.

Ground Rent: We are advised by the vendor that the current ground rent is approx. £475 per annum.

\*Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

Services - Mains Water, mains electricity, mains drainage and gas central heating.

Local Authority - Birmingham City Council, Council House, Victoria Square, Birmingham, B1 1BB

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Essence has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Essence has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure

Leasehold (994 Years)

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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West Midlands  
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info@essenceproperties.co.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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