



Jewel Court, 29 Legge Lane, B1 3LE

NO Chain - Offers Invited A unique luxury apartment situated in the Ever Popular Jewellery Quarter. The property has open plan kitchen/living are, with a double bedroom and extra office space. Viewing is highly recommended on this fantastic and spacious property.

- Modern One Bedroom Apartment
- EPC Rating B & Council Tax Band C
- No Upward Chain
- Potential to achieve 6.33% Rental Yield!
- Fitted Kitchen with Integrated

Asking Price Of £150,000



Property Description

The Jewel Court Building, 29 Legge Lane, has a rich history dating back to the late 19th century and is nestled in the heart of Birmingham's historic Jewellery Quarter. This vibrant area is steeped in history and culture, with plenty of points of interest to explore.

Historic Landmarks

- The Jewellery Quarter: This historic neighbourhood is home to over 200 listed buildings, including the iconic Chamberlain Building.
- Warstone Lane Cemetery: A beautiful Victorian cemetery with stunning architecture and tranquil gardens.

Museums and Galleries

- The Museum of the Jewellery Quarter: Explore the history of Birmingham's jewelry industry and see live demonstrations by skilled craftsmen.
- The Royal Birmingham Society of Artists: Discover an impressive collection of contemporary art by local and national artists.

Shopping and Dining

- The Great Western Arcade: An elegant Victorian shopping arcade featuring unique boutiques, cafes, and restaurants.
- The Edgbaston: A stylish neighbourhood with upscale shops, bars, and eateries.

Parks and Green Spaces

- St. Paul's Square: A picturesque Georgian square with beautiful gardens and a tranquil atmosphere.
- Calthorpe Park: A scenic park featuring walking trails, a lake, and plenty of green space for picnics and relaxation.

HALLWAY 17' 9" x 3' 11" (5.418m x 1.207m) A Modern, light and airy one bedroom apartment in The Jewel Court Building. Enter into this property and you will love the bright and airy feel. Greeted by a long hallway that gives access to each point of your new home. The wooden effect flooring throughout is nicely contrasted by the white skirting and architraves of each door, as well as the neutral coloured walls.

The hallway also houses the intercom telephone, where you can allow your guests to enter with a simple push of a button.

KITCHEN 11' 11" x 5' 10" (3.654m x 1.792m) The kitchen has a touch of simplistic class, using neutral colours to give an airy, cosy feel to the home. Comprising of multiple storage options, integrated hob and oven, the open plan kitchen is the epitome of convenience meeting luxury.

LOUNGE/DINER 12' 8" x 11' 10" (3.883m x 3.614m) The lounge has maximised sunlight that floods through the large floor to ceiling windows. The living space comprises of stylish wooden flooring, wide radiator, switches, plug sockets and wall mounted lighting for a true homely feel.

BEDROOM 11' 2" x 10' 10" (3.425m x 3.304m) Following the theme of the lounge, the bedroom has cosy wall mounted lights for a calm, non-intrusive feel that a home should have. A large floor to ceiling window is finished with roller blinds so that you control how much light is shut away whilst you enjoy every peaceful night at home.

A large double bed is complimented by two bedside tables, leaving more than enough space for a wardrobe and chest of drawers.

BATHROOM 7' 1" x 6' 7" (2.165m x 2.010m) This home has a very stylistic bathroom that is tiles floor to ceiling. Chrome compliments via the heated towel rail, flush and shower are joined by a streamlined sink basin and a wall-spread mirror above, accompanied with a large shelving area for all your homely necessities.

Tenure - Leasehold. We are advised by the vendor that there is approx.996 years remaining on the current lease.

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

Ground Rent- We are advised by the vendor that the current ground rent is approx. £675 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 and mains drainage

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.

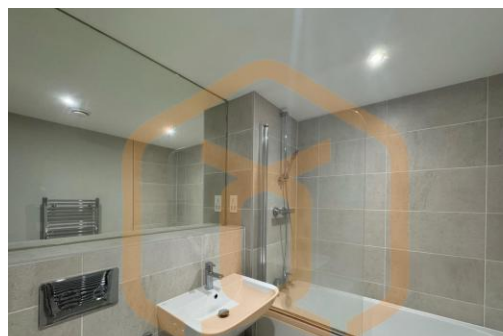
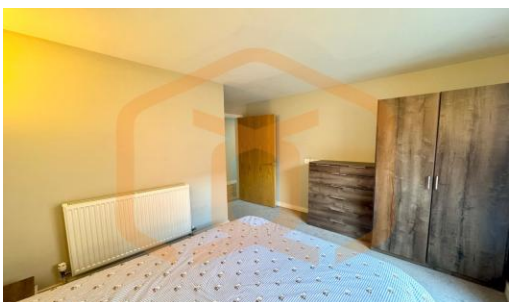
2: These particulars do not constitute part or all of an offer or contract.

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 (996 Years)

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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