



A fantastic investment opportunity in the heart of the vibrant Jewellery Quarter, boasting a 6.72% gross yield, and a competitive 5.84% yield based on a normalised service charge. This stunning two-bedroom apartment benefits from a breathtaking open plan living room. The master bedroom boasts an en suite bathroom, providing added privacy and convenience. This unbeatable location provides easy access to the charming boutique shops, bustling restaurants, and exciting nightlife that the Jewellery Quarter has to offer.

With a tenant in situ until 12/02/2024, paying £1,400 per month it offers investors a hassle-free buy to let. This apartment is an excellent investment opportunity that is unrivalled in Birmingham's City Centre buy to let market. At an amazing value of just £380 per square foot, this...

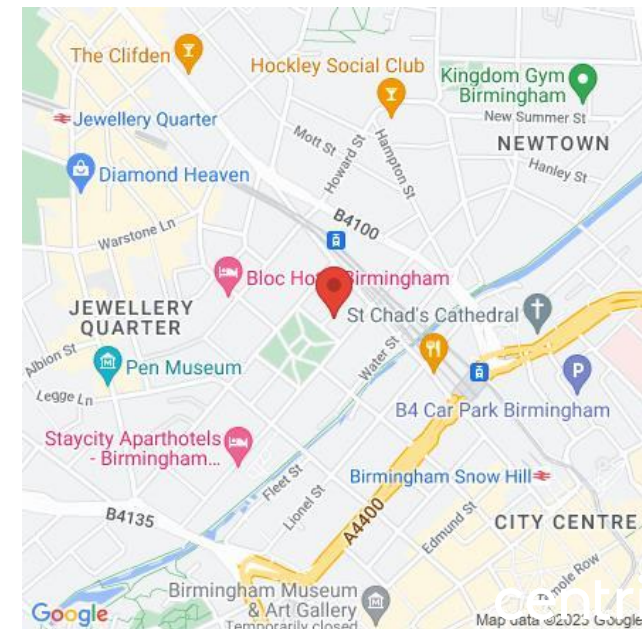


Key Features

- Investment Opportunity
- Outstanding 6.2% Gross Yield
- Tenant in Situ Until February 2024
- Incredible Jewellery Quarter Location
- Two Bedrooms
- Two Bathrooms

Tenure: Leasehold
Council Tax Band - C
Service Charge - £2,100.00
Ground Rent - £100.00
Lease - 152 Years Unexpired

| Energy Efficiency Rating | | Current | Potential |
|---|--------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| A | 92-100 | | |
| B | 81-91 | | |
| C | 69-80 | 77 | 82 |
| D | 55-68 | | |
| E | 39-54 | | |
| F | 21-38 | | |
| G | 1-20 | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



centrick

St Pauls Mews, St. Pauls Square, Jewellery Quarter

£250,000

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centrick.co.uk

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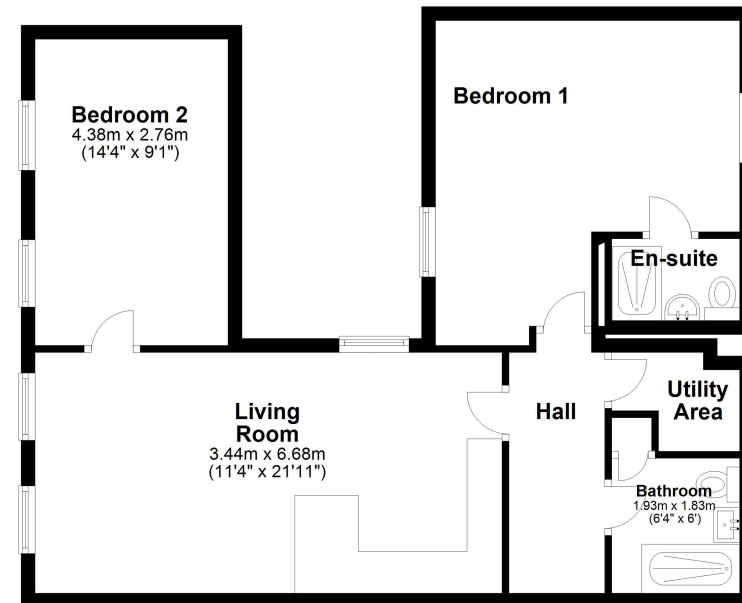
With a tenant in situ until 12/02/2024, paying £1,400 per month it offers investors a hassle-free buy to let. This apartment is an excellent investment opportunity that is unrivalled in Birmingham's City Centre buy to let market. At an amazing value of just £380 per square foot, this is an opportunity that won't last long. Book your viewing today and start living your best life in the Jewellery Quarter!

AGENT NOTE

The current and previous accounting years' service charge have been increased to £4,195.10 (by agreement with all leaseholders) in order to fund improvement works to the building's common parts. As such, prospective buyers should note the current years' service charge is not reflective of a 'normal' years' operating costs, which has historically been in the region of £2,100. The seller will be liable for the inflated service charge costs in relation to the building improvements currently being undertaken, and this additional cost will not be pas...

Ground Floor

Approx. 66.0 sq. metres (710.2 sq. feet)



Total area: approx. 66.0 sq. metres (710.2 sq. feet)

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