



Octahedron

Jewellery Quarter

B3 1PP

Asking Price of **£170,000**

One Bedroom Apartment

Secure Allocated Parking

587 Sq Ft

Third Floor Apartment



Property Description

DESCRIPTION This stylish one-bedroom, one-bathroom apartment situated in the heart of Birmingham's vibrant Jewellery Quarter. This contemporary apartment offers a perfect blend of comfort, convenience, and modern design, making it an ideal home for professionals, couples, or anyone seeking a dynamic lifestyle in one of the city's most sought-after locations. This apartment is a short walk from St Paul's Square and benefits from secure, allocated parking.

LOCATION Octahedron is ideally situated for access to the A38M and M6 and within easy walking distance of the commercial district of the city, Snow Hill Station, New Street Station and all the city's retail and recreational facilities. Leafy St Paul's Square is close by.

The development is close to Birmingham's famous St Pauls Square, the canal walkways and the exclusive bars and restaurants of Summer Row are nearby and the famous Bullring is within close proximity.

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: D

Service Charge: £2,400.00 Per Annum.

Ground Rent: £225.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 110 Years Remaining.



Floor Layout



Total area: approx. 54.6 sq. metres (587.7 sq. feet)

Total approx. floor area 587 sq ft (55 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		

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JL
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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