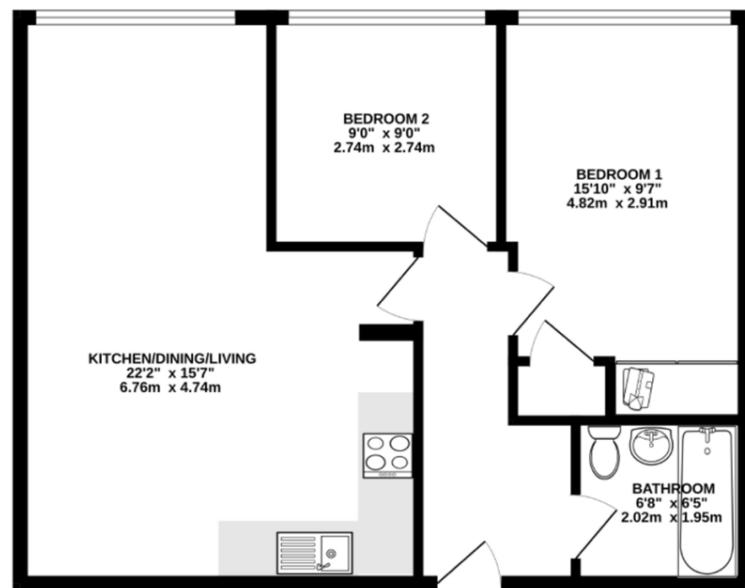




Floor Layout

629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA - 629 sq.ft. (58.4 sq.m.) approx. 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

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Total approx. floor area 629 sq ft (58 sq m)



50 George Street

Jewellery Quarter

B3 1PP

Asking Price Of £159,950

- Two-Bedroom Apartment
• Jewellery Quarter Location
• Top Floor
• Lift Access



**Octahedron George Street,
Jewellery Quarter, Birmingham City Centre, B3 1PP**
Asking Price Of £159,950



Property Description

DESCRIPTION A well-presented Top Floor two-bedroom, one bathroom apartment with secure allocated parking in the ever-popular Octahedron development, in the heart of Birmingham's historic Jewellery Quarter. The internal accommodation briefly comprises an Entrance Hall, open-plan Kitchen/ Dining Room, two double Bedrooms, and a family bathroom. Situated just a short walk from St Pauls Square, Jewellery Quarter amenities and the financial district.

The property is sold with an allocated parking space within the development's secure car park, and is sold with no upward chain.

LOCATION The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

The City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre is only around three quarters of a mile away and contains over 140 shops, including one of the only Selfridges department stores outside of London and the exclusive Mailbox development, which is host to a range of designer outlets including Armani and Harvey Nichols.

Transport: There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 miles distant. With the growing network links within Birmingham, the property is well situated with be located 300m away from Snow Hill Station



REASSURINGLY LOCAL



JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION

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: £3,135.00 Per Annum.

Ground Rent: £250.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 109 Years Remaining.

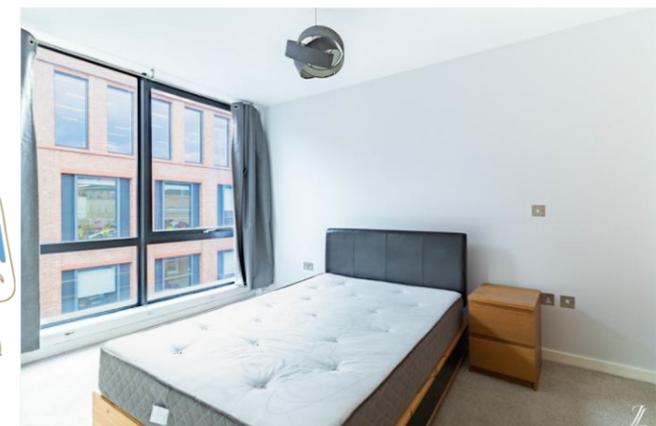
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Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

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**To book a viewing
of this property:**

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