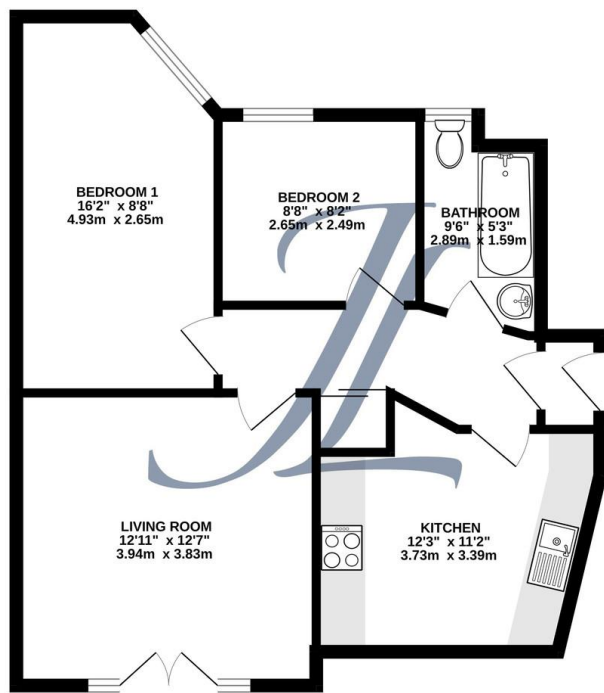




Floor Layout

FIRST FLOOR  
594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Total approx. floor area 594 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.



Carpathian Court

Chamberlain Court

B18 6JP

Asking Price Of £175,000

- Two Double Bedrooms
- 594 Sq Ft
- Secure & Allocated Parking
- Integrated Appliances



**Carthian Court,  
Chamberlain Court, Jewellery Quarter, B18 6JP**  
Asking Price Of **£175,000**



### Property Description

**DESCRIPTION** A well presented two bedroom apartment, located in the heart of the Jewellery Quarter. The property benefits from having an open plan lounge/diner, separate fitted kitchen with a range of integrated appliances, and a modernised family bathroom and secure allocated parking set behind gated access. It is ideal for investors and first time buyers.

**LOCATION** The property is located in the heart of Birmingham's Jewellery Quarter, near St Paul's Square, close to the canal towpaths, Jewellery Quarter Station and Snow Hill railway station. The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is 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, attractions and transport links.

**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: £1,779.75 Per Annum*

*Ground Rent: £0.00 Per Annum*

*Ground Rent Review Period: TBC*

*Length of Lease: 123 Years Remaining*

*To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-*

*Free Valuation: Please contact us on 0121 604 4060 to make an appointment.*

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*Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.*



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of this property:**

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